

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, October 21, 2020; 5:30 PM

City Hall | 226 W 4th St | Council Chambers

A partially electronic meeting is being held because a fully “in person” meeting is impractical due to concerns for the health and safety of Council members, staff, and the public presented by COVID-19, and to follow the Governor’s proclamation and the Mayor’s executive order directing social distancing and placing restrictions on gatherings. In person attendance by the general public at any City of Davenport public meeting within its facilities shall be limited to 10 persons.

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing on the proposed conveyance of the Heritage property located at 501 W 3rd Street to Foundation Housing (petitioner). [Ward 3]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Public Works Lobby Remodel, CIP #23052. [Ward 7]
2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Blackhawk Creek Stabilization Project, CIP #33038. [Ward 1]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Judith Lee, Vice Chair

I. COMMUNITY DEVELOPMENT

1. Resolution approving the proposed conveyance of the Heritage property located at 501 W 3rd Street to Foundation Housing (petitioner). [Ward 3]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ray Ambrose, Chair; Ben Jobgen, Vice Chair

III. PUBLIC SAFETY

1. Second Consideration: Ordinance amending Schedule I of Chapter 10.96 entitled "Snow Routes" by adding and deleting various streets. [Ward 8]
2. Second Consideration: Ordinance amending Schedule V of Chapter 10.96 entitled "Four-Way Stop Intersections" by deleting W 6th St at Vine St. [Ward 3]
3. Motion approving beer and liquor license applications.

A. New License, new owner, temporary permit, temporary outdoor area, location transfer, etc (as noted):

Ward 3

Abarrotes Carrillo LLC (Abarrotes Carrillo LLC) - 903 W 3rd St - License Type: B Beer

Carriage Haus (Smoking Haus Entertainment LLC) - 312 W 3rd St - Outdoor Area - New Owner - License Type: C Liquor

Miracle at the Freight House (River Craft, Inc) - 421 W River Dr, Ste 2 - New 2-Month Seasonal License - License Type: C Liquor

Ward 4

The Pour House (Boss Lady, Inc) - Extended Outdoor Area November 14, 2020 "Annual Hawkeye Tailgate Party" - License Type: C Liquor

Rio Grande Mexican Restaurant & Cantina LLC (Rio Grande Mexican Restaurant & Cantina LLC) - 1414 W Locust St - New License - License Type: C Liquor

Ward 6

Nally's Kitchen, Inc (Nassr H. Muhammad) - 2843 E 53rd St - New License - License Type: Beer/Wine

Ward 8

Cracker Barrel #161 (Cracker Barrel Old Country Store, Inc) - 300 Jason Way Ct - New License - Outdoor Area - License Type: Beer/Wine

B. Annual license renewals (with outdoor area renewals as noted):

Ward 1

Dollar General Store #2913 (Dolgencorp, LLC) - 2217 Rockingham Rd - License Type: C Beer

Ward 2

Dhakals LLC (Dhakals LLC) - 3108 W Central Park Ave - License Type: E Liquor

Dollar General Store #4010 (Dolgencorp, LLC) - 3936 N Pine St - License Type: C Beer

Ward 3

Carriage Haus (Carriage Haus, Inc) - 312 W 3rd St - Outdoor Area - License Type: C Liquor

Cathedral Ale (Sacred Heart Cathedral of Davenport, Iowa) - 422 E 10th St - License Type: B Beer

Quad Cities River Bandits (Main Street Iowa, LLC) - 209 S Gaines St - Outdoor Area - License Type: C Liquor

Ward 4

Stoeger's Bar and Grill (Stoeger's Inc) - 1520 Washington St - License Type: C Liquor

Ward 5

Aldi, Inc #15 (Aldi, Inc) - 1702 Brady St - License Type: C Beer

Ward 6

Dollar General Store #254 (Dolgencorp, LLC) - 2170 E Kimberly Rd - License Type: C Beer

Ward 7

Chuck E. Cheese's #957 (CEC Entertainment, Inc) - 903 E Kimberly Rd - License Type: B Beer

Dollar General Store #9381 (Dolgencorp, LLC) - 109 E 50th St - License Type: C Beer

Ward 8

Kwik Star #167 (Kwik Trip, Inc) - 2050 E 53rd St - License Type: C Beer

IV. Motion recommending discussion or consent for Public Safety items**PUBLIC WORKS**

Rick Dunn, Chair; Matthew Dohrmann, Vice Chair

V. PUBLIC WORKS

1. Third Consideration: Ordinance amending Chapter 13.34.060 entitled "Requirements for Stormwater Management Plans" defining the documentation required prior to COSESCO permit issuance. [All Wards]
2. Resolution accepting construction work for the FY20 Civic Access (ADA Ramp) Program Project, CIP #28024. [All Wards]
3. Resolution accepting work completed under Phase I of the Downtown Decorative Streetlight Replacement Project: Holophane Lights Project, CIP #60020. The total contract with Davenport Electric Contracting Co was \$131,191.50. [Ward 3]
4. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Public Works Lobby Improvement Project, CIP #23052. [Ward 7]
5. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Blackhawk Creek Stabilization Project, CIP #33038. [Ward 1]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

JJ Condon, Chair; Patrick Peacock, Vice Chair

VII. FINANCE

1. Second Consideration: Ordinance amending Chapter 2.82 entitled "Management of Public Records." [All Wards]
2. First Consideration: Ordinance providing for the sale and issuance of not-to-exceed \$50,000,000 General Obligation Corporate Bonds, Series 2020B, and for the levy of taxes to pay the same. [All Wards]

STAFF RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE OF SECOND AND THIRD CONSIDERATIONS.

3. Resolution setting a Public Hearing for November 4, 2020 at 5:30 p.m. in the Council Chambers for the purpose of amending the North Urban Renewal Plan. [Wards 2, 6, 7, & 8]
4. Resolution awarding a contract to create a new park and install playground equipment at the site for Jersey Farms Park to Emery Construction Group of Moline, IL in the amount of \$439,799, CIP #64074. [Ward 8]
5. Resolution accepting the donation of Gabe's All-Inclusive Play Village at Vander Veer Park. [Ward 5]
6. Resolution approving The Guardian Life Insurance Company of America to be the carrier for the City of Davenport's employee Basic Life, Long-Term Disability (LTD), Accidental Death and Dismemberment (AD&D), and Voluntary Life Insurance coverages. [All Wards]
7. Motion approving the purchase of an alerting system for all fire stations from Tri-City Electric of Davenport, IA in the amount of \$64,785. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

IX. PURCHASES OF \$10,000 TO \$50,000 (For Information Only)

1. Truck Equipment - plows for pickups - Amount: \$12,155.36
2. Bi-State Masonry - LeClaire Park restroom door replacement - Amount: \$12,506.37
3. Buck Bros Inc - ditch bank mower - Amount: \$15,238
4. Davis Equipment Corp - overseeder - Amount: \$15,361.20
5. Stew Hansen Dodge City - pickup for Clean Water Division - Amount: \$24,121.25
6. GL Ankeny Ford LLC - F150 pickup for Humane Society per contract - Amount: \$27,499
7. GL Ankeny Ford LLC - F250 pickup for Fleet - Amount: \$28,411
8. Bush Turf Inc - irrigation at Duck Creek Golf Course - Amount: \$28,900
9. Saitech Inc - HP thin clients - Amount: \$30,322
10. Ed Stivers Ford - F550 Chassis for Sewer Division - Amount: \$36,345
11. John Deere Company - utility tractor for Clean Water Division - Amount: \$48,507.95

X. Other Ordinances, Resolutions and Motions

XI. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business not appearing on this agenda. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council cannot take action on any complaint or suggestions tonight, and cannot respond to any allegations at this time.

Please state your Name and Ward for the record. There is a five (5) minute time limit. Please end your comments promptly.

XII. Reports of City Officials

XIII. Adjourn

City of Davenport

Agenda Group:
Department: Community Development Committee
Contact Info: Bruce Berger | 563-326-7769
Wards:

Action / Date
10/21/2020

Subject:
Public Hearing on the proposed conveyance of the Heritage property located at 501 W 3rd Street to Foundation Housing (petitioner). [Ward 3]

Recommendation:
Hold the Hearing.

Background:
Earlier this year, the City began to explore the potential sale of the Heritage property. The high-rise building, with 120 housing units, was constructed in the late 1970s in partnership with HUD (the U.S. Department of Housing and Urban Development) to address the need for affordable housing for seniors and those with disabilities.

Recent changes with HUD rules allow more flexibility in repositioning assets developed in partnership with the agency. With HUD's encouragement, the City began to explore the sale of the property while maintaining long-term affordability for the same population. Owning and managing residential rental properties is not part of the City's core mission. Further, as the property is roughly 40 years old, it is anticipated that substantial capital improvements will be needed in coming years. As such, non-government entities would have access to tax credits, grants, and other forms of assistance to which the City would not.

Through the spring and summer, Letters of Interest (LOI) and offers were submitted by a number of interested parties. With the goals of identifying a new owner with a great track record of long-term ownership/management and renovation of similar affordable properties, staff is recommending the sale of the property to the National Foundation for Affordable Housing Solutions, now called Foundation Housing.

Foundation Housing was originally formed in 1990 and currently owns roughly 100 properties in 21 states, including Minnesota, Illinois, Missouri, and Iowa. Approximately one-third of their portfolio are senior/disabled properties. Foundation Housing recently acquired and renovated a nine-story senior structure in Waterloo, Iowa.

In accordance with Iowa law, the proposed sale of a municipally-owned property requires the holding of a Public Hearing and publication of notice on the matter (included in this packet).

ATTACHMENTS:

Type	Description
□ Cover Memo	Notice of public hearing

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	10/15/2020 - 8:56 AM

NOTICE OF A PUBLIC HEARING ON A RESOLUTION ON THE PROPOSED CONVEYANCE
OF 501 W 3RD STREET TO FOUNDATION HOUSING (PETITIONER)

Notice Is Hereby Given: That at 5:30 p.m. at Davenport City Council Chambers on the first floor of City Hall, 226 W. 4th Street, Davenport, Iowa, on the 21ST day of October 2020, there will be conducted a public hearing proposing to convey land owned by the City of Davenport to Foundation Housing (Petitioner). The property has the following legal description:

Lot Five (5) and the North Sixty (60) feet of Lot Six (6) in Block Ten (10) in the Original Town (now City) of Davenport, in Scott County, Iowa.

AND

All of Lot Seven (7) and the South Twenty (20) feet of Lot Six (6) all in Block Ten (10) in the Original Town (now City) of Davenport.

AND

The North Forty (40) feet of Lot Three (3), Block Ten (10) in the Original Town (now City) of Davenport, Scott County, Iowa.

AND

The South Half of Lot three (3) in Block Ten (10) in the Original Town (now City) of Davenport, Scott County, Iowa, excepting therefrom the part thereof conveyed by The Salvation Army to River Realty Company by deed dated November 30, 1959, and recorded in Book 245 of Deeds, on page 368, in the office of the Recorder of Scott County, Iowa.

AND

The East Thirty-five (35) feet of the North Seventy (70) feet of Lot Four (4), Block Ten (10), Original Town (now City) of Davenport, Scott County, Iowa.

AND

West 30 feet of the East 89 feet of Lot 4 in Block 10 in Original Town (now City) of Davenport, Iowa.

AND

West Sixty-one (61) feet of Lot Four (4), and the South Ten (10) feet of the East Eighty-nine (89) feet of Lot Four (4), Block Ten (10), Original Town (now City) of Davenport, Scott County, Iowa.

AND

Part of Lot 4 in Block 10 in the Original Town (now City) of Davenport, Iowa, more particularly described as follows: Beginning on the South line of Third Street at a point 35 feet West of the North East corner of said Lot 4; thence running West along the South line of Third Street 24 feet; thence South parallel with the East line of said Lot 4, 70 feet; thence East parallel with the South line of Third Street 24 feet; thence North 70 feet to the place of beginning; together with the right of way in common with the other owners of said Lot 4 over and along the South 10 feet of the East 59 feet of said Lot 4.

Otherwise referred to as the following parcels: L0005-29B and L0005-29C, 501 W. 3rd Street (the Heritage Building property).

A copy of the Resolution is on file for public inspection in Community & Economic Development. At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Community & Economic Development ced.info@davenportiowa.com 563-326-7765

City of Davenport

Agenda Group:

Department: Public Works - Admin

Contact Info: Clay Merritt | 563-888-3055

Wards:

Action / Date

10/21/2020

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Public Works Lobby Remodel, CIP #23052. [Ward 7]

Recommendation:

Hold the Hearing

Background:

The project is for renovation of front lobby of Public Works Building. Reception area & counters will be enclosed with glass with transaction counters & recessed transaction trays in the counter. This improvement will also be in alignment with the CARES Act.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	10/15/2020 - 2:40 PM
Public Works Committee	Lechvar, Gina	Approved	10/15/2020 - 2:49 PM
City Clerk	Admin, Default	Approved	10/15/2020 - 4:02 PM

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Kevan Oliver | 563-327-5199
Wards:

Action / Date
10/21/2020

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Blackhawk Creek Stabilization Project, CIP #33038. [Ward 1]

Recommendation:
Hold the Hearing.

Background:
This project has been designed to address stream bank erosion along Blackhawk Creek which threatens to undermine a section of Indian Road and several adjacent properties.

Funds for the proposed Blackhawk Creek Stabilization Project are budgeted in CIP #33038.

ATTACHMENTS:

Type	Description
▣ Backup Material	Blackhawk Creek Plans
▣ Backup Material	Blackhawk Creek Bid Lines

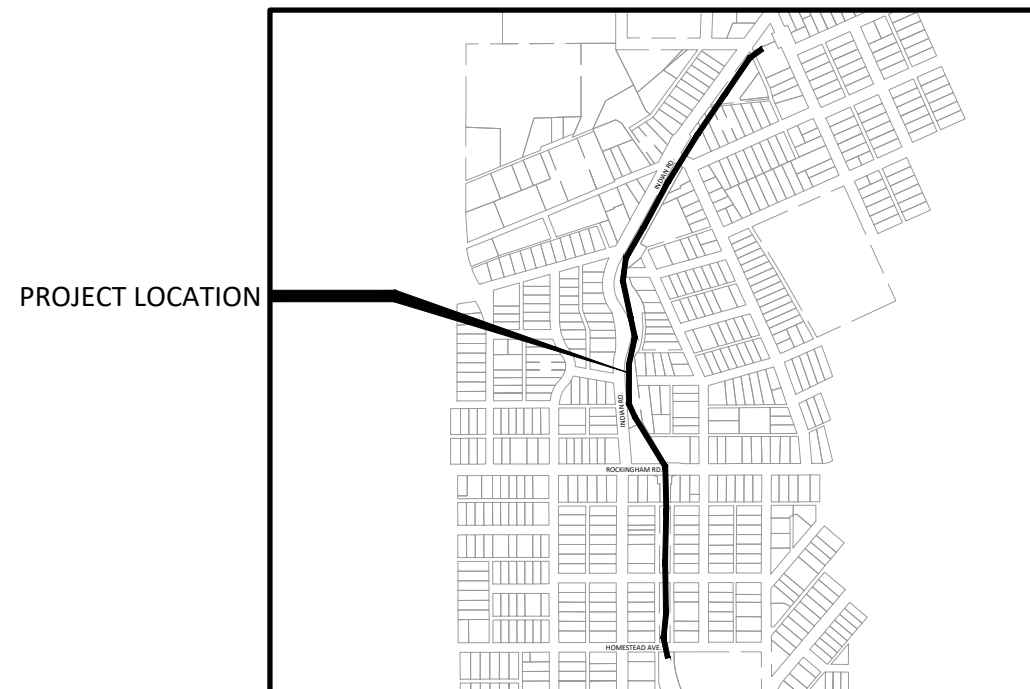
REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	10/15/2020 - 11:02 AM
Public Works Committee	Lechvar, Gina	Approved	10/15/2020 - 11:03 AM
City Clerk	Admin, Default	Approved	10/15/2020 - 2:07 PM

THE 2020 EDITION OF THE "IOWA STATEWIDE URBAN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" AND THE CITY OF DAVENPORT IOWA SUPPLEMENTAL SPECIFICATIONS.

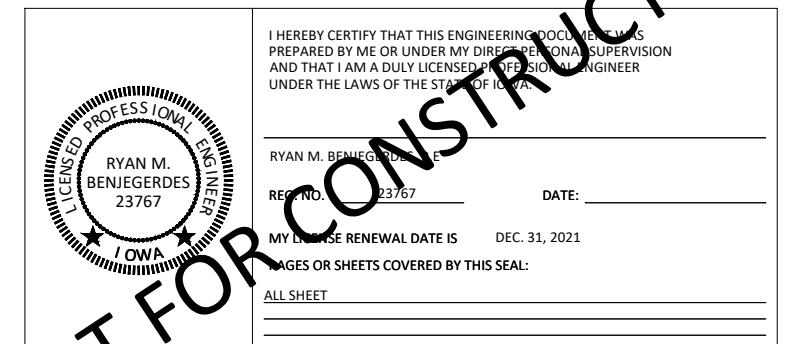
THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

SEPTEMBER, 2020



THIS PLAN SET CONTAINS 45 SHEETS.

PROJECT LIMITS



90% PLANS

PROJECT DATUM: HORIZONTAL: IRCS11, US SURVEY FEET VERTICAL: NAVD88, US SURVEY FEET	RECORD DRAWING INFORMATION
	OBSERVER:
	CONTRACTOR:
	DATE:

DESIGNED	NO.	ISSUED FOR	DATE	CITY OF DAVENPORT, IOWA BLACKHAWK CREEK STABILIZATION	SHEET A.01
TJT	1	30% REVIEW	6-9-2020		
DRAWN	2	60% REVIEW	7-24-2020		
TJT					
CHECKED					
RMB				TITLE SHEET	
CLIENT PROJ. NO.					
G11.120525					

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EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE		REGULATION STATION GAS
	AIR CONDITION UNIT		SATELLITE DISH
	ANTENNA		SIGN NON TRAFFIC
	AUTO SPRINKLER CONNECTION		SIGN TRAFFIC
	BARRICADE PERMANENT		SIGNAL CONTROL CABINET
	BASKETBALL POST		SOIL BORING
	BENCH		SIREN
	BIRD FEEDER		TELEPHONE BOOTH
	BOLLARD		TILE INLET
	BUSH		TILE OUTLET
	CATCH BASIN RECTANGULAR CASTING		TILE RISER
	CATCH BASIN CIRCULAR CASTING		TRANSFORMER-ELECTRIC
	CURB STOP		TREE-CONIFEROUS
	CLEAN OUT		TREE-DEAD
	CULVERT END		TREE-DECIDUOUS
	DRINKING FOUNTAIN		TREE STUMP
	DOWN SPOUT		TRAFFIC ARM BARRIER
	FILL PIPE		TRAFFIC SIGNAL
	FIRE HYDRANT		TRASH CAN
	FLAG POLE		UTILITY MARKER
	FLARED END / APRON		VALVE
	FUEL PUMP		VALVE POST INDICATOR
	GRILL		VALVE VAULT
	GUY WIRE ANCHOR		VAULT
	HANDHOLE		VENT PIPE
	HANDICAP SPACE		WATER SPIGOT
	IRRIGATION SPRINKLER HEAD		WELL
	IRRIGATION VALVE BOX		WETLAND DELINEATED MARKER
	LIFT STATION CONTROL PANEL		WETLAND
	LIFT STATION		WET WELL
	LIGHT ON POLE		YARD HYDRANT
	LIGHT-GROUND		
	MAILBOX		

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER
	WATER BEND
	WATER TEE
	WATER CROSS
	WATER SLEEVE
	WATER CAP / PLUG
	RIP RAP
	DRAINAGE FLOW
	TRAFFIC SIGNS

SURVEY SYMBOLS

	BENCHMARK LOCATION
	CONTROL POINT
	MONUMENT FOUND
	CAST IRON MONUMENT
	STONE MONUMENT

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

SURVEY LINES

	CONTROLLED ACCESS
	BOUNDARY
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SETBACK LINE
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

EXISTING UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE

PROPOSED UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE
	PIPE CASING

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED GRADING LIMITS / SLOPE LIMITS
	PROPOSED SPOT ELEVATION
	RISE:RUN (SLOPE)

HATCH PATTERNS

	BITUMINOUS		GRAVEL
	CONCRETE		

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

	UNDERGROUND FIBER OPTIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND COMMUNICATION
	OVERHEAD ELECTRIC
	OVERHEAD COMMUNICATION
	OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-02.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		



**BOLTON
& MENK**

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Email: Ames@bolton-menk.com
www.bolton-menk.com

DESIGNED	TJT	NO. 1	ISSUED FOR 30% REVIEW	DATE 6-9-2020
DRAWN	TJT	2	60% REVIEW	7-24-2020
CHECKED	RMB			
CLIENT PROJ. NO.	G11.120525			

CITY OF DAVENPORT, IOWA

BLACKHAWK CREEK STABILIZATION

LEGEND & ANNOTATIONS

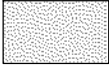
SHEET

A.02







LEGEND



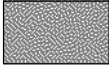
STONE TOE (ST)
STABILIZATION



RIP RAP SLOPE (RRS)
STABILIZATION

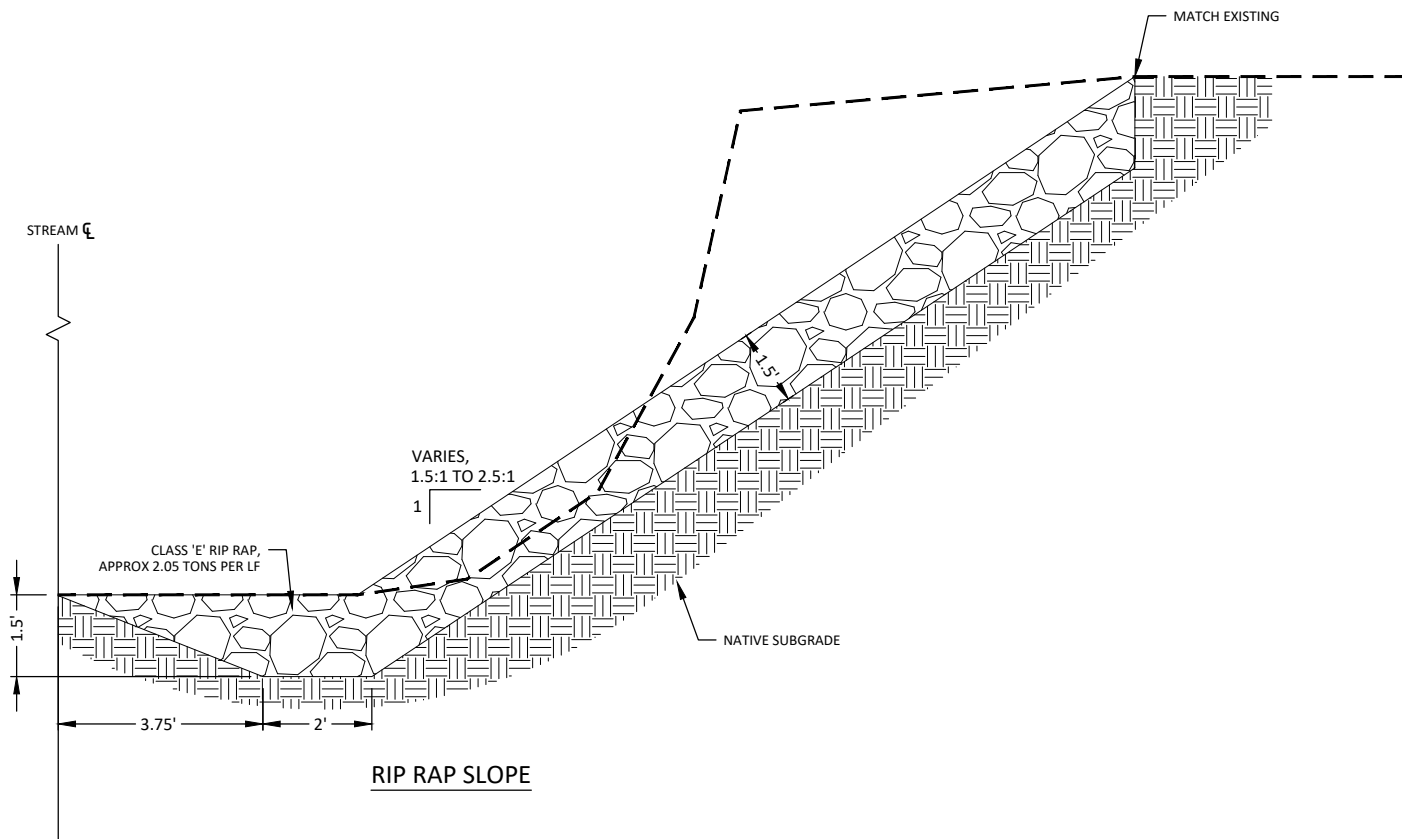
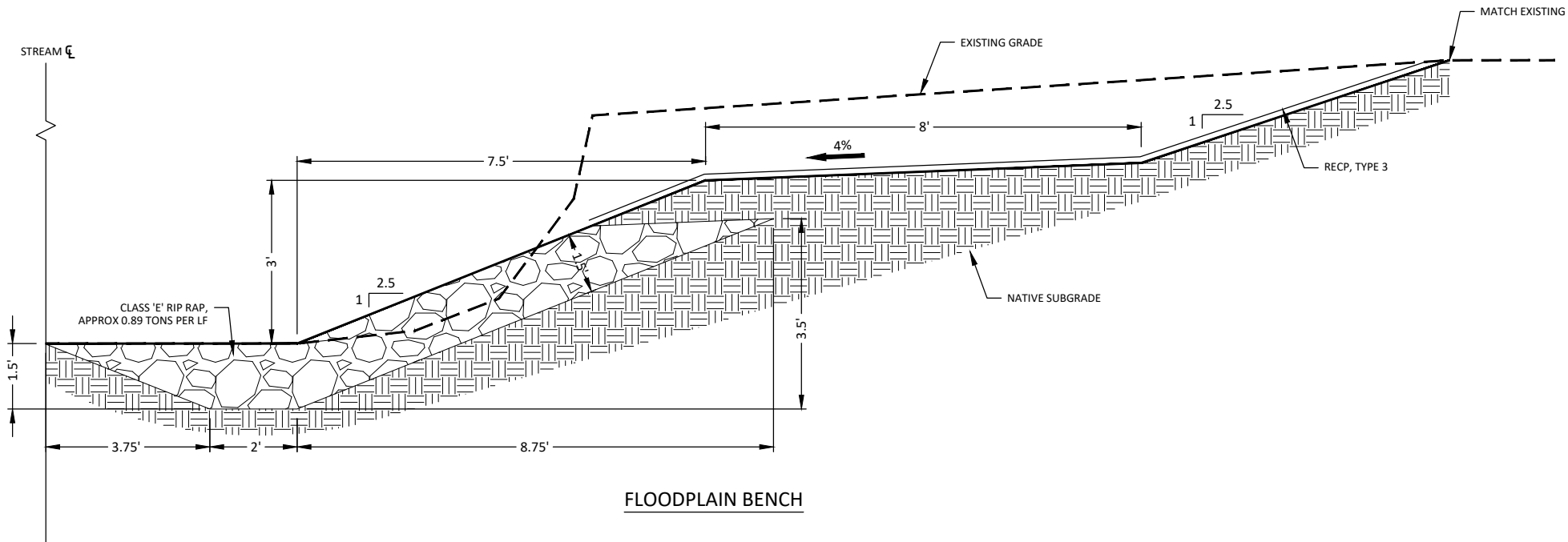


BLOCK WALL TOE (BWT)
STABILIZATION



FLOOD PLAIN BENCH (FPB)





REDI-ROCK DETAILS TBD



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PINNACLE PROPERTIES
DOMANI DEVELOPMENT

TYPICAL SECTIONS AND DETAILS

SHEET
B.02

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	ESTIMATED PROJECT QUANTITIES				
ITEM NO.	ITEM CODE	ITEM	UNIT	QUANT	AS BUILT QUANT.
1	2010-108-B-0	CLEARING AND GRUBBING	AC	2	
2	2010-108-E-0	EXCAVATION, CLASS 13	CY	2700	
3	4020-108-A-1	STORM SEWER, TRENCHED, CMP, 12 IN	LF	194	
4	4020-108-A-1	STORM SEWER, TRENCHED, CMP, 15 IN	LF	29	
5	4020-108-A-1	STORM SEWER, TRENCHED, RCP, 24 IN	LF	45	
6	4020-108-C-0	REMOVAL OF STORM SEWER	LF	215	
7	4030-108-B-0	PIPE APRON, CMP, 12"	EA	8	
8	4030-108-B-0	PIPE APRON, CMP, 15"	EA	1	
9	4030-108-B-0	PIPE APRON, RCP, 24"	EA	2	
10	6010-108-A-0	STORM MANHOLE, SW-401, 48 IN	EA	8	
11	6010-108-B-0	INTAKE, SW-513	EA	1	
12	8030-108-A-0	TEMPORARY TRAFFIC CONTROL	LS	1	
13	9010-108-A-0	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	AC	0.5	
14	9010-108-B-0	WETLAND SEEDING, SEEDING, FERTILIZING, AND MULCHING	AC	1.8	
15	9030-108-A-0	PLANTS, VERTICAL LIVE STAKES	EA	5585	
16	9030-108-A-0	PLANTS, HORIZONTAL LIVE STAKES	EA	5385	
17	9040-108-D-1	FILTER SOCK, 12-INCH	LF	13300	
18	9040-108-E-0	TEMPORARY RECP, TYPE 3.B	SQ	70	
19	9040-108-E-0	TEMPORARY RECP, TYPE 4	SQ	2100	
20	9040-108-J-0	RIP RAP, CLASS E	TON	3990	
21	9070-108-A-0	MODULAR BLOCK RETAINING WALL	SF	4600	
22	11010-108-A-1	CONSTRUCTION SURVEY	LS	1	
23					
24					

ESTIMATE REFERENCE INFORMATION		
ITEM NO.	ITEM CODE	DESCRIPTION
1	2010-108-B-0	<u>CLEARING AND GRUBBING</u> CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THAT AREA NECESSARY TO COMPLETE WORK. ITEM INCLUDES REMOVAL OF VEGETATED DEBRIS WITHIN STREAM CHANNEL, WHERE SPECIFIED. WASTE MATERIAL SHALL BE REMOVED FROM SITE FOR DISPOSAL. BURNING OF WASTE MATERIAL IS NOT PERMITTED.
2	2010-108-E-0	<u>EXCAVATION, CLASS 13</u> ITEM INCLUDES STRIPPING AND STOCKPILING TOPSOIL, EXCAVATING AND BACKFILLING, MATERIAL HAULING, DISPOSAL OF WASTE MATERIAL, BACKFILLING FABRIC ENCAPSULATED SOIL LIFTS, AND RESPREADING 8 INCHES OF TOPSOIL TO FINISH GRADE. ITEM WILL BE PAID PER CUBIC YARD ACCORDING TO THE PLAN QUANTITY. COMPENSATION WILL NOT BE MADE FOR EXCAVATION OF ADDITIONAL MATERIAL WITHOUT PRIOR APPROVAL OF THE ENGINEER. A DIGITAL TERRAIN MODEL CAN BE PROVIDED UPON REQUEST WITH 72 HOURS' NOTICE TO AIDE IN MACHINE CONTROL GRADING, HOWEVER THE PLAN DOCUMENTS SHALL CONTROL. PLAN QUANTITY INCLUDES 2,700 CY OF CUT AND 2,200 CY OF FILL (INCLUDING A 1.3S FILL FACTOR).
3	4020-108-A-1	<u>STORM SEWER, TRENCHED, CMP, 12 IN</u> REFER TO M-SHEETS.
4	4020-108-A-1	<u>STORM SEWER, TRENCHED, CMP, 15 IN</u> REFER TO M-SHEETS.
5	4020-108-A-1	STORM SEWER, TRENCHED, RCP, 24 IN REFER TO M-SHEETS. PIPE CONNECTIONS SHALL BE SEALED AND TIED PER DR-121 TYPE 2 CONNECTIONS WITHIN THE IOWA DOT STANDARD ROAD PLANS.
6	4020-108-C-0	<u>REMOVAL OF STORM SEWER</u> ITEM INCLUDES REMOVAL AND DISPOSAL OF EXISTING STORM SEWER PIPE.
7	4030-108-B-0	<u>PIPE APRON, CMP, 12"</u> REFER TO M-SHEETS.
8	4030-108-B-0	<u>PIPE APRON, CMP, 15"</u> REFER TO M-SHEETS.
9	4030-108-B-0	<u>PIPE APRON, RCP, 24"</u> CONNECTION TO PIPE SHALL BE SEALED AND TIED PER DR-121 TYPE 2 CONNECTIONS WITHIN THE IOWA DOT STANDARD ROAD PLANS.

ESTIMATE REFERENCE INFORMATION		
ITEM NO.	ITEM CODE	DESCRIPTION
10	6010-108-A-0	<u>STORM MANHOLE, SW-401, 48 IN</u> REFER TO M-SHEETS. ITEM INCLUDES ALL MATERIAL, LABOR, AND EQUIPMENT NECESSARY TO CONSTRUCT CONNECTION TO EXISTING STORM SEWER PIPE.
11	6010-108-B-0	<u>INTAKE, SW-S13</u> REFER TO M-SHEETS. ITEM INCLUDES ALL MATERIAL, LABOR, AND EQUIPMENT NECESSARY TO CONSTRUCT CONNECTION TO EXISTING STORM SEWER PIPE.
12	B030-108-A-0	<u>TEMPORARY TRAFFIC CONTROL</u> THIS BID ITEM SHALL BE DEFINED BY SUDAS SECTION B030 AND THE DAVENPORT SUPPLEMENTAL SPECIFICATIONS WITH THE FOLLOWING ADDITIONS: 1. THE CONTRACTOR MUST NOTIFY THE ENGINEER A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO BARRICADING ANY STREET. 2. THE CONTRACTOR'S TRAFFIC CONTROL AND STAGING PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION. REFER TO AND INCORPORATE THE TRAFFIC CONTROL AND STAGING NOTES PROVIDED IN THE PLANS. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND MAINTENANCE OF TRAFFIC CONTROL SETUP FOR THE DURATION OF THE PROJECT TO ENSURE COMPLIANCE WITH STANDARDS. IF TRAFFIC CONTROL DEVICES FAIL IN ANY WAY AND / OR ARE NOT REPAIRED OR REPLACED, THE CITY WILL DO THIS WORK AND THE CONTRACTOR SHALL BE CHARGED FOR COSTS INCURRED. 4. FLAGGERS SHALL BE USED AS REQUIRED. THE COST OF FLAGGERS SHALL BE INCIDENTAL TO THE TRAFFIC CONTROL PRICE. S. PAYMENT FOR THIS ITEM SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LUMP SUM.
13	9010-108-A-0	<u>CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING</u> USE TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE. PLACE SEED IN UPLAND AREAS THAT ARE DISTURBED FROM CONSTRUCTION ACTIVITY. BID QUANTITY IS AN ESTIMATE. QUANTITY PAID WILL BE AS MEASURED BY THE ENGINEER.
14	9010-108-B-0	<u>WETLAND SEEDING, SEEDING, FERTILIZING, AND MULCHING</u> PLACE WETLAND SEEDING WHERE INDICATED IN THE TYPICAL SECTIONS. PAYMENT WILL BE BASED ON PLAN QUANTITY. COMPENSATION WILL NOT BE MADE FOR PLACEMENT OF ADDITIONAL SEED WITHOUT PRIOR APPROVAL OF ENGINEER.
15	9030-108-A-0	<u>PLANTS, VERTICAL LIVE STAKES</u> PLACE VERTICAL LIVE STAKES AS SHOWN IN THE B-SHEETS AND AS SPECIFIED IN THE LIVE STAKING NOTES.
16	9030-108-A-0	<u>PLANTS, HORIZONTAL LIVE STAKES</u> PLACE HORIZONTAL LIVE STAKES AS SHOWN IN THE B-SHEETS AND AS SPECIFIED IN THE LIVE STAKING NOTES.
17	9040-108-D-1	<u>FILTER SOCK, 12-INCH</u> THIS ITEM INCLUDES ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO PLACE FILTER SOCK AS PART OF THE CONSTRUCTION OF THE FABRIC ENCAPSULATED SOIL LIFTS (FESL) AS DETAILED IN THE B-SHEETS.
18	9040-108-E-0	<u>TEMPORARY RECP, TYPE 3.B</u> ITEM SHALL BE INSTALLED AS SHOWN IN B-SHEETS FOR FLOOD PLAIN BENCH STABILIZATION.
19	9040-108-E-0	<u>TEMPORARY RECP, TYPE 4</u> ITEM INCLUDES ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO PLACE ROLLED EROSION CONTROL PRODUCT AS PART OF THE CONSTRUCTION OF THE FABRIC ENCAPSULATED SOIL LIFTS. REFER TO B-SHEET DETAILS AND FESL NOTES.
20	9040-108-J-0	<u>RIP RAP, CLASS E</u> REFER TO B-SHEET DETAILS. RIP RAP TO BE PLACED AS PART OF STONE TOE STABILIZATION AND RIP RAP SLOPE STABILIZATION. DO NOT PLACE ENGINEERING FABRIC BELOW RIP RAP.
21	9070-108-A-0	<u>MODULAR BLOCK RETAINING WALL</u> REDI-ROCK RETAINING WALL, OR APPROVED EQUAL. FOR USE WITH THE BLOCK WALL TOE STABILIZATION AS SHOWN ON B-SHEETS. ITEM INCLUDES ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY FOR EXCAVATION, FOUNDATION PREPARATION, FURNISHING AND PLACING WALL UNITS, GEOGRID (IF NECESSARY), LEVELING PAD, SUBDRAIN, BACKFILL MATERIAL, AND SHORING AS NECESSARY. SUBMIT BLOCK COLOR AND STYLE TO ENGINEER FOR APPROVAL PRIOR TO ORDERING. *supplemental specs to be provided by Redi-Rock*
22	11010-108-A-1	<u>CONSTRUCTION SURVEY</u> A DIGITAL TERRAIN MODEL CAN BE PROVIDED UPON REQUEST WITH 72 HOURS' NOTICE TO AIDE IN MACHINE CONTROL GRADING, HOWEVER THE PLAN DOCUMENTS SHALL CONTROL.



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CITY OF DAVENPORT, IOWA

BLACKHAWK CREEK STABILIZATION

QUANTITIES & REFERENCE NOTES

SHEET

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EROSION & SEDIMENT CONTROL NOTES

- EQUIPMENT AND/OR MATERIALS ENTERING THE WATER SHALL BE FREE OF GREASES, OILS, FINES, AND SILTS.
- EQUIPMENT WASHING STATION AND CONCRETE WASHOUT AREAS, IF NEEDED, SHALL BE LOCATED IN UPLAND AREAS. TWO ROWS OF SILT FENCE MUST BE INSTALLED DOWNHILL OF EACH WASH STATION TO PREVENT SEDIMENT FROM WASHING INTO STREAM.
- CONTRACTOR SHALL KEEP SITE CLEAN AND FREE OF DEBRIS.
- ALL IN-CHANNEL WORK SHALL BE COMPLETED PROMPTLY AND DURING LOW STREAM FLOW. WORK SHALL BE POSTPONED IF RAIN IS ANTICIPATED.
- DISTURBED SLOPES MUST BE SEEDED IMMEDIATELY FOLLOWING CONSTRUCTION ACTIVITIES. AFTER SEEDING, DISTURBED SLOPES ALONG THE STREAM SHALL BE COVERED WITH RECP, AS SPECIFIED.
- IF USING A CHAINSAW TO CUT DOWN OR LIMB TREES AND/OR BRUSH, THE SAW SHALL BE OPERATED IN A MANNER SUCH THAT THE SAWDUST IS THROWN AWAY FROM THE CREEK. OPERATOR SHALL MAKE BEST EFFORTS TO PREVENT SAWDUST FROM ENTERING STREAM.
- WHEN USING AN EXCAVATOR TO REMOVE MATERIAL ADJACENT TO THE CREEK, USE A THUMB ATTACHMENT TO HELP PREVENT LOOSE MATERIAL WITHIN THE BUCKET FROM FALLING INTO CREEK.
- GRADING ACTIVITIES SHALL OCCUR IN ONE LOCATION AT A TIME TO LIMIT DISRUPTION AND EXPOSURE TO THE ENTIRE STREAM REACH.

FABRIC ENCAPSULATED SOIL LIFTS (FESL) CONSTRUCTION SEQUENCE

- PLACE AND STAKE THE BOTTOM OF FIRST LAYER OF TYPE 4 RECP.
- PLACE AND STAKE FILTER SOCK AT END OF FIRST LAYER OF FESL.
- BACKFILL AND LIGHTLY COMPACT 12 INCHES OF SOIL (NATIVE OR IMPORTED TOPSOIL) IN LIFT.
- WRAP REMAINING TYPE 4 RECP AROUND FILTER SOCK AND OVER BACKFILLED SOIL. STAKE IN PLACE.
- PLACE HORIZONTAL LIVE STAKE ON TOP OF COMPLETED LIFT.
- REPEAT STEPS 1 THROUGH 5 FOR REMAINING LIFTS.
- VERTICAL LIVE STAKES CAN BE PLACED AFTER COMPLETION OF ALL LIFTS.

LIVE STAKE NOTES

MATERIALS
PREPARED LIVE STAKES OF ACCEPTABLE SPECIES AND SIZE. REFER TO SCHEDULE FOR SPECIES AND RATIO INFORMATION.

Live Stake Schedule		
Qty / Ratio	Scientific Name	Common Name
25%	Cornus Sericea	Redosier Dogwood
25%	Sambucus Nigra SSP. Canadensis	Elderberry
25%	Viburnum Dentatum	Arrowwood Viburnum
25%	Salix Interior	Sandbar Willow

EQUIPMENT/TOOLS
RUBBER Mallet OR DEAD BLOW HAMMER
HAND PRUNERS, LOPPERS, HAND SAW, AND/OR CHAIN SAW
PUNCH BAR OR HAND AUGER USED TO CREATE PILOT HOLES
STINGER (HYDRAULIC INJECTOR TO CREATE PILOT HOLE)

APPLICATION
A. LIVE STAKES TO BE PLANTED ON ALL FESL APPLICATIONS
B. REFER TO DETAIL SHEETS FOR SPACING REQUIREMENTS
C. RANDOMLY PLACE INDIVIDUAL STAKES ACCORDING TO THE ABOVE RATIOS
D. LIVE STAKES SHALL BE PLACED DURING DORMANT SEASON (NOVEMBER THROUGH MARCH).

SEQUENCE
A. CLEANLY REMOVE ALL SIDE BRANCHES AND THE TOP GROWTH, AND FASHION THE CUTTINGS INTO LIVE STAKES AS DEPICTED IN THE DETAIL DRAWING. AN OPTION DURING PREPARATION IS TO PAINT AND SEAL THE TOP OF THE LIVE STAKE BY DIPPING THE TOP 1 TO 2 INCHES INTO A 50-50 MIX OF LIGHT-COLORED LATEX PAINT AND WATER. SEALING THE TOP OF THE STAKE WILL REDUCE THE POSSIBILITY OF DESICCATION, ASSURE THE STAKES ARE PLANTED WITH THE TOP UP, AND MAKE THE STAKES MORE VISIBLE FOR SUBSEQUENT PLANTING EVALUATIONS.
B. FOR VERTICAL LIVE STAKES:
a. USE A PUNCH BAR OR HAND AUGER TO CREATE A NARROW PILOT HOLE, PERPENDICULAR TO THE SLOPE, THROUGH ANY EROSION CONTROL MATTING, RIP RAP, OR OTHER REVETMENT, FILTER FABRIC, ETC., IF PRESENT. THE HOLE SHOULD BE ONLY AS LARGE AS NECESSARY TO INSTALL THE LIVE STAKE WITHOUT DAMAGE WHILE ENSURING THE HIGHEST AMOUNT OF STAKE-SOIL CONTACT.
b. INSERT THE POINTED END OF THE STAKE INTO THE PILOT HOLE. TAMP INTO THE GROUND WITH A DEAD BLOW HAMMER TAKING CARE NOT TO SPLIT OR OTHERWISE DAMAGE THE LIVE STAKE. USE WATER, SOIL BACKFILL, TAMPING, ETC. TO ACHIEVE GOOD SOIL-TO-STEM CONTACT AND REMOVE AIR POCKETS.
C. FOR HORIZONTAL LIVE STAKES:
a. LAY THE LIVE STAKE ON TOP OF EACH FESL LIFT, PRIOR TO BEGINNING THE NEXT LIFT.
b. ALTERNATIVELY, HORIZONTAL STAKES CAN BE INSERTED FOLLOWING COMPLETION OF THE FESL, ACCORDING TO THE PROCEDURES IDENTIFIED FOR VERTICAL LIVE STAKES.

WORKMANSHIP
A. ALL CUTS SHOULD BE CLEAN AND SMOOTH.
B. NO CRACKED OR SPLIT LIVE STAKES SHOULD BE USED. IF THEY SPLIT DURING TAMPING, THEY SHOULD BE REPLACED.
C. THE SPECIFIED NUMBER OF LIVE STAKES SHOULD BE INSTALLED INTO THE SOIL AND PROTRUDE ABOVE THE SOIL AND ANY EROSION CONTROL MATTING, RIP RAP, OR OTHER REVETMENT.
D. THE LIVE STAKE SHOULD NOT MOVE AFTER INSTALLATION, ENSURING IT IS IN FIRM CONTACT WITH THE SOIL.

METHOD OF MEASUREMENT & BASIS OF PAYMENT
A. QUANTITY PAID WILL BE THE PLAN QUANTITY.
B. CONTRACTOR TO PROVIDE ENGINEER WITH PROOF OF QUANTITY DELIVERED TO SITE.
C. PAYMENT WILL NOT BE MADE FOR BROKEN STAKES THAT ARE DISCARDED.



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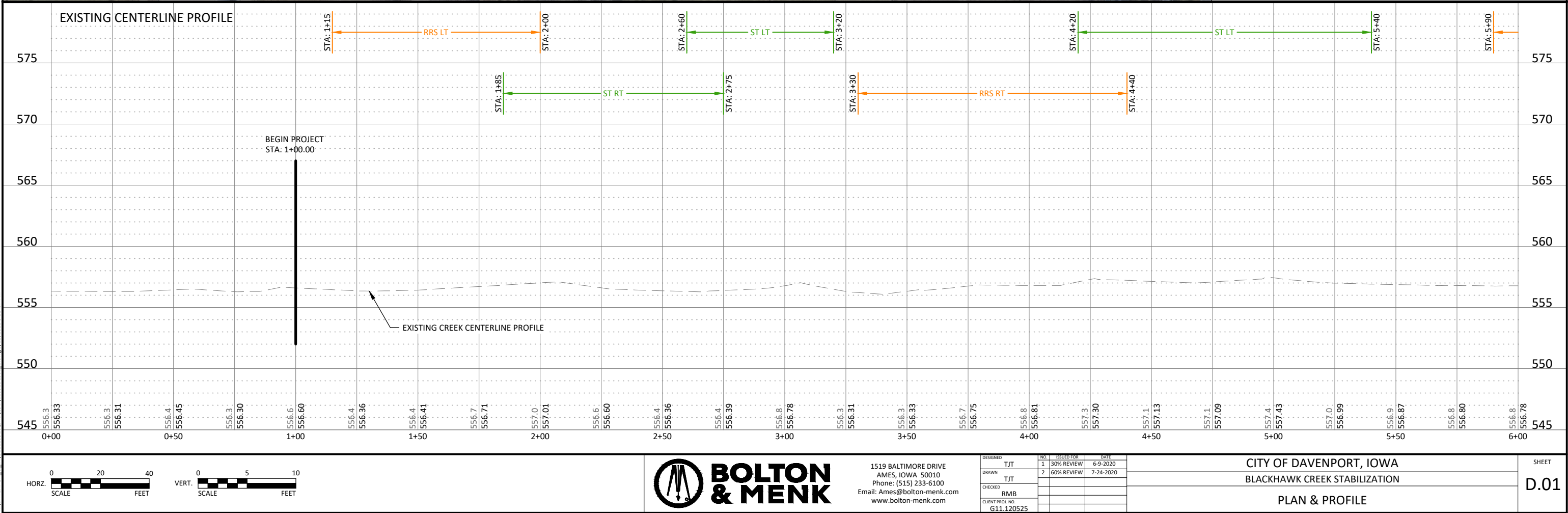
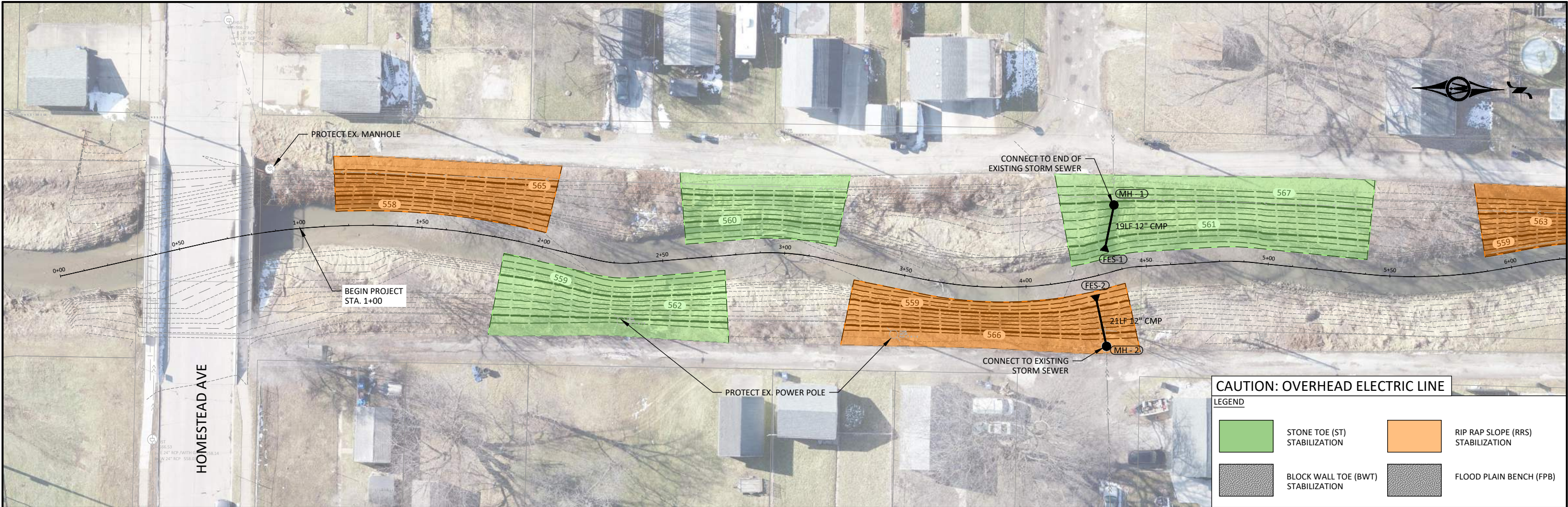
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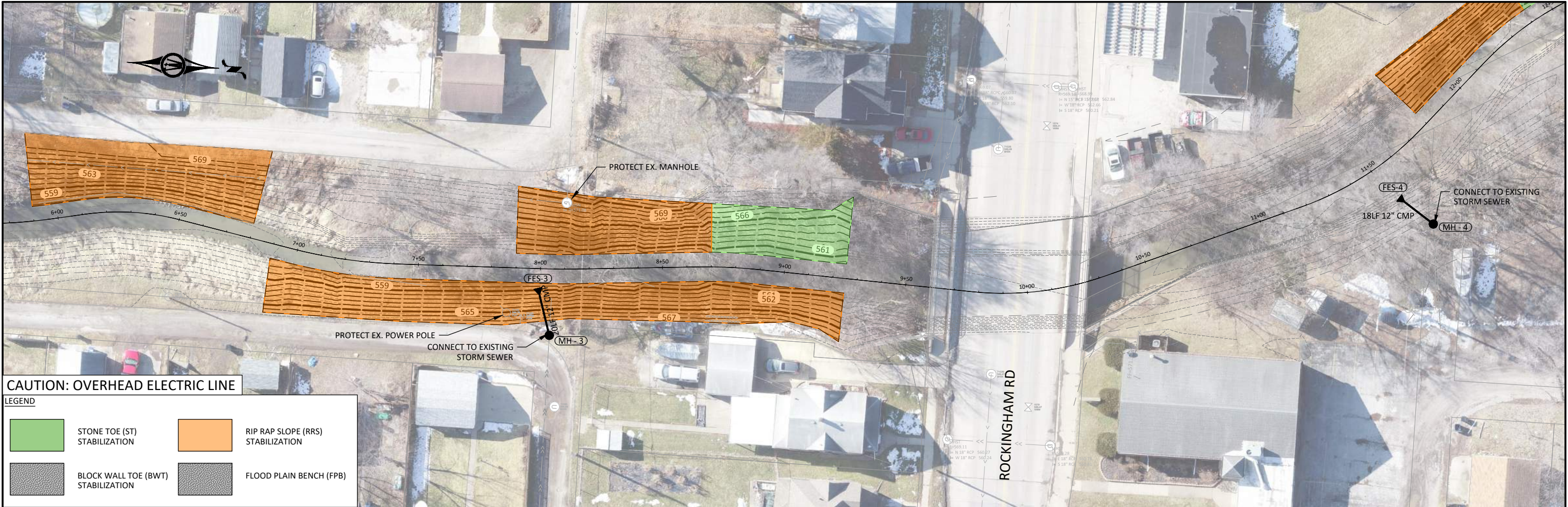
BLACKHAWK CREEK STABILIZATION

CONSTRUCTION NOTES

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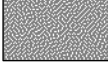
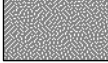
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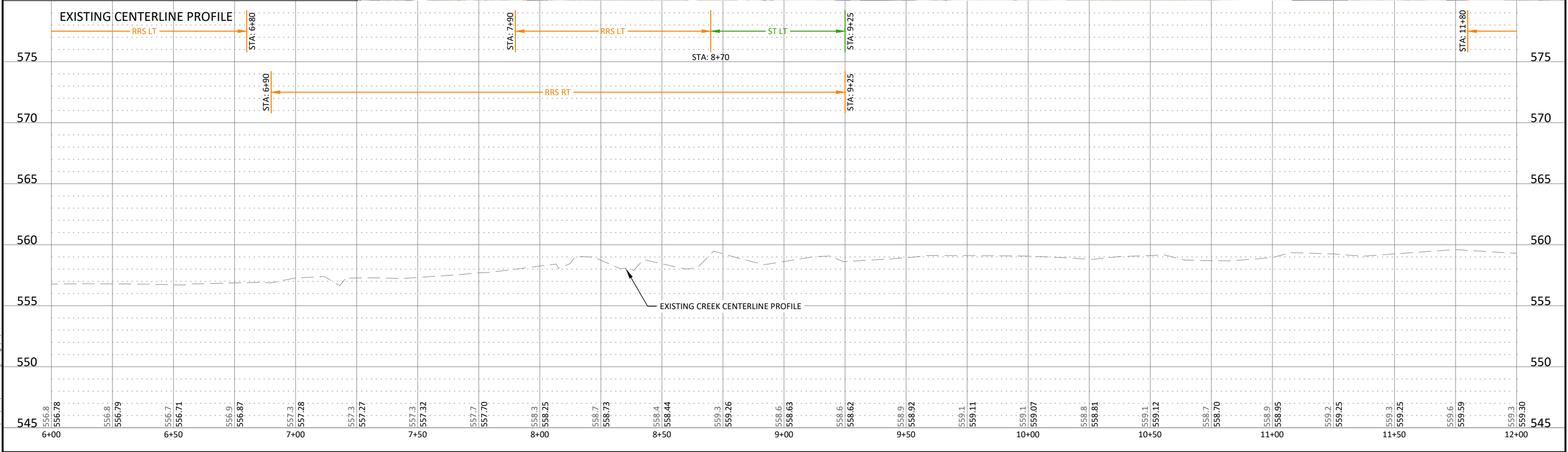




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LEGEND

	STONE TOE (ST) STABILIZATION		RIP RAP SLOPE (RRS) STABILIZATION
	BLOCK WALL TOE (BWT) STABILIZATION		FLOOD PLAIN BENCH (FPB)



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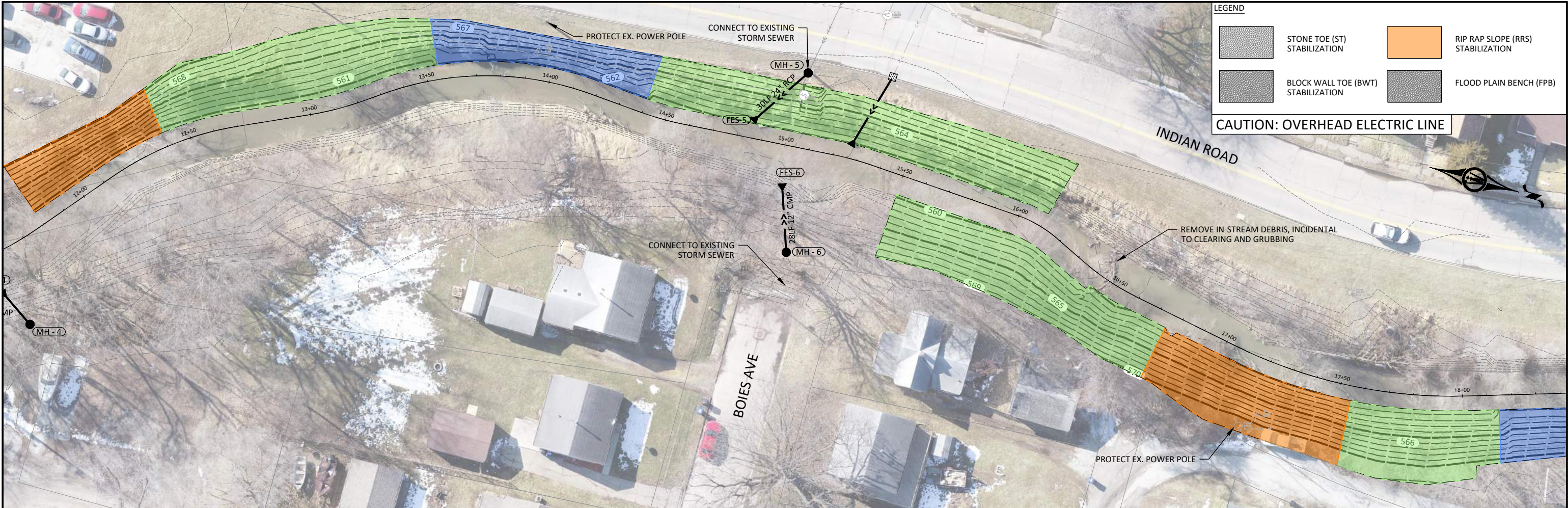
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BLACKHAWK CREEK STABILIZATION

PLAN & PROFILE

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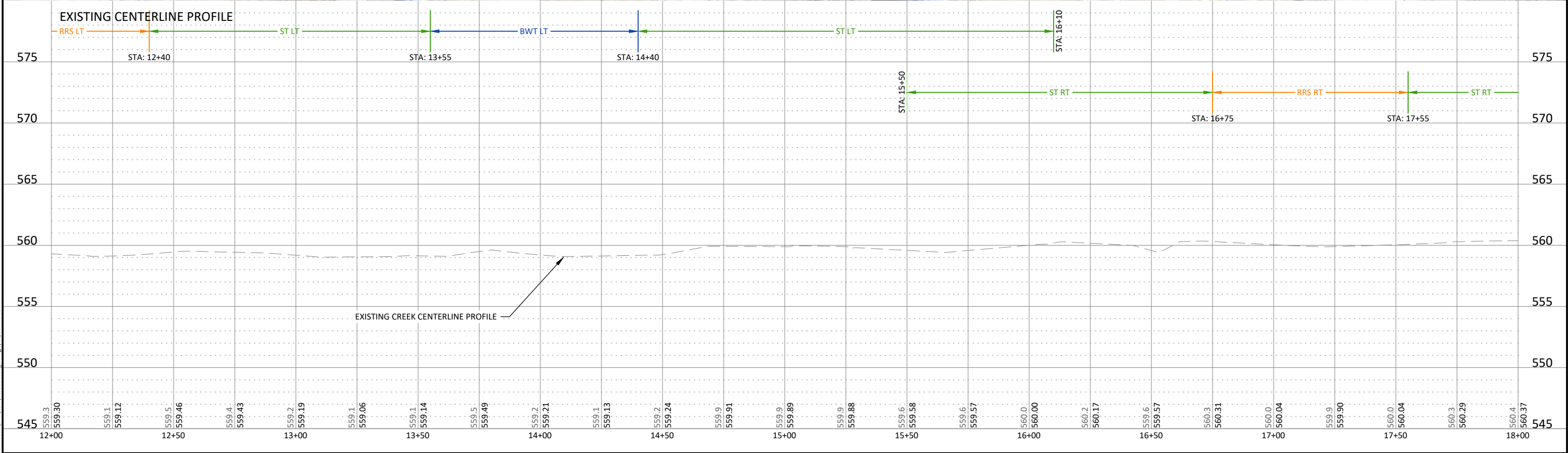
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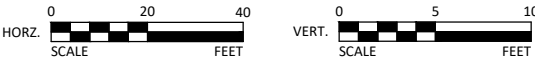
BLOCK WALL TOE (BWT) STABILIZATION

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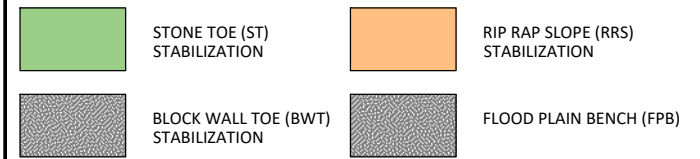
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CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION

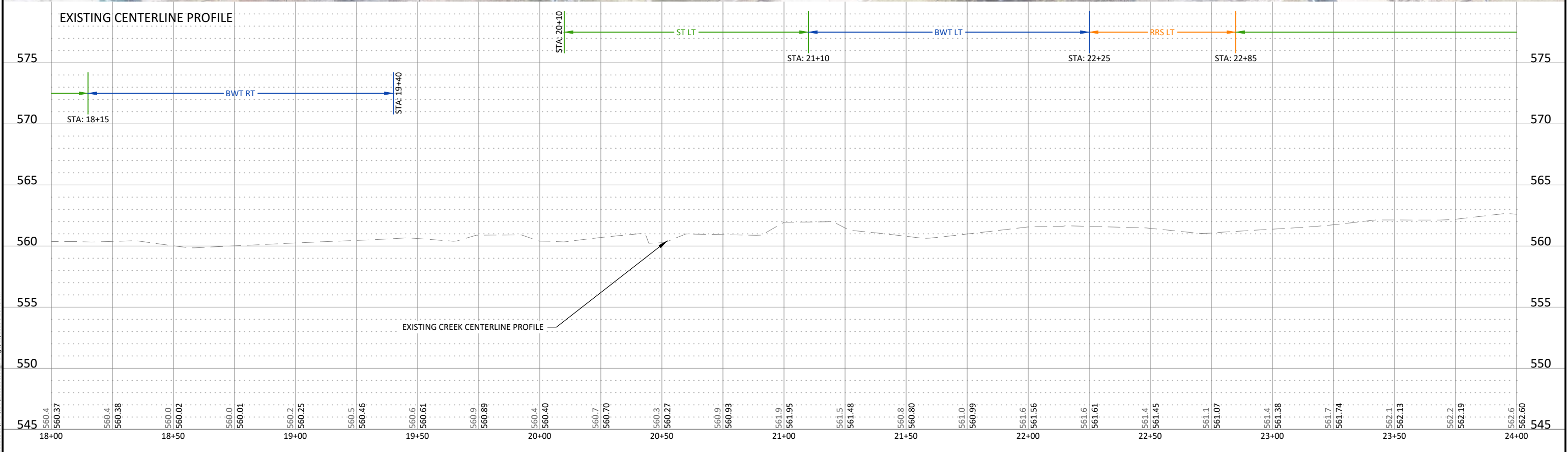
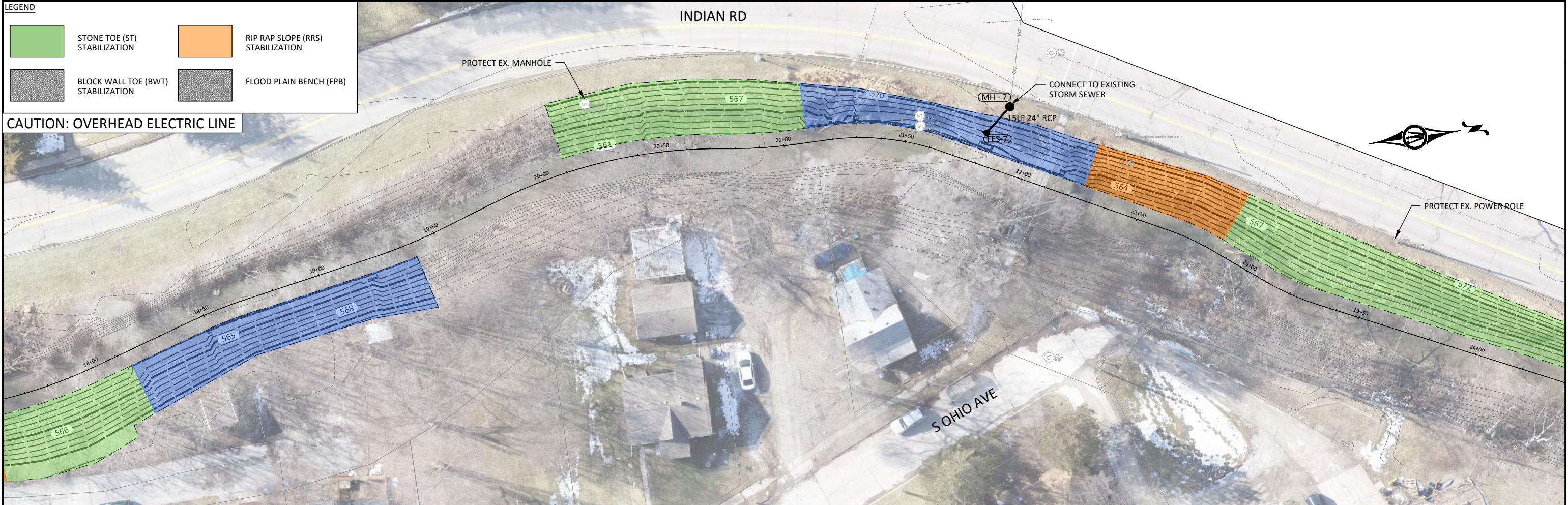
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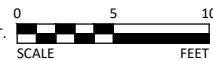
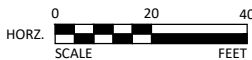
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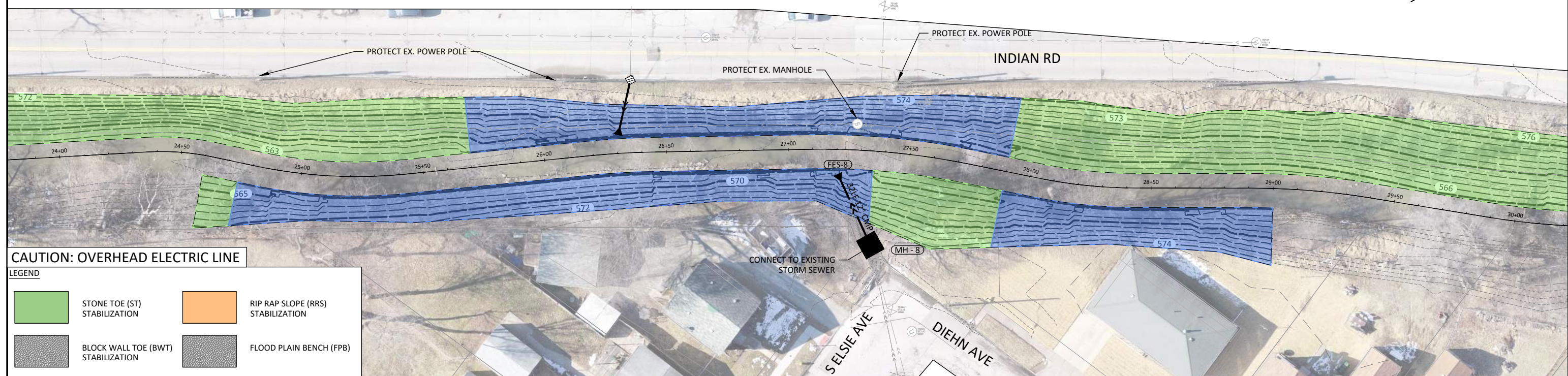
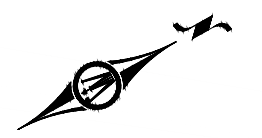
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BLACKHAWK CREEK STABILIZATION

PLAN & PROFILE

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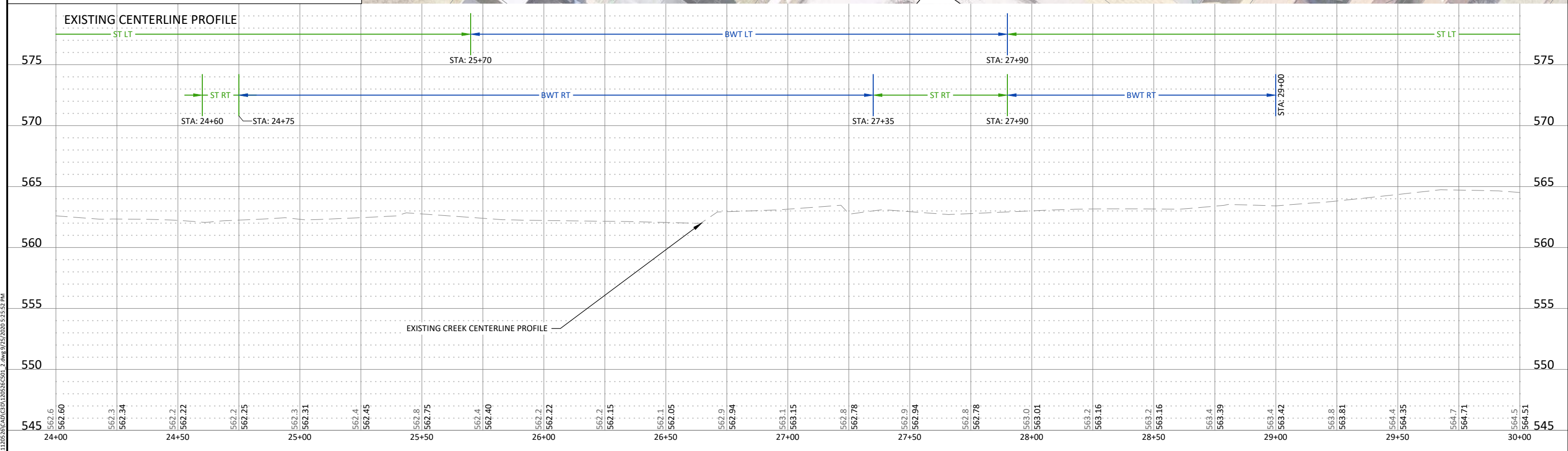
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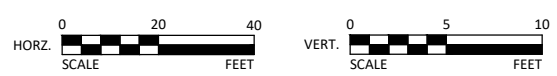
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LEGEND

	STONE TOE (ST) STABILIZATION		RIP RAP SLOPE (RRS) STABILIZATION
	BLOCK WALL TOE (BWT) STABILIZATION		FLOOD PLAIN BENCH (FPB)



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DRAWN	TJT	NO. 2	ISSUED FOR	60% REVIEW	DATE	7-24-2020
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CLIENT PROJ. NO.	G11.120525					

CITY OF DAVENPORT, IOWA		SHEET D.05
BLACKHAWK CREEK STABILIZATION		
PLAN & PROFILE		

LEGEND

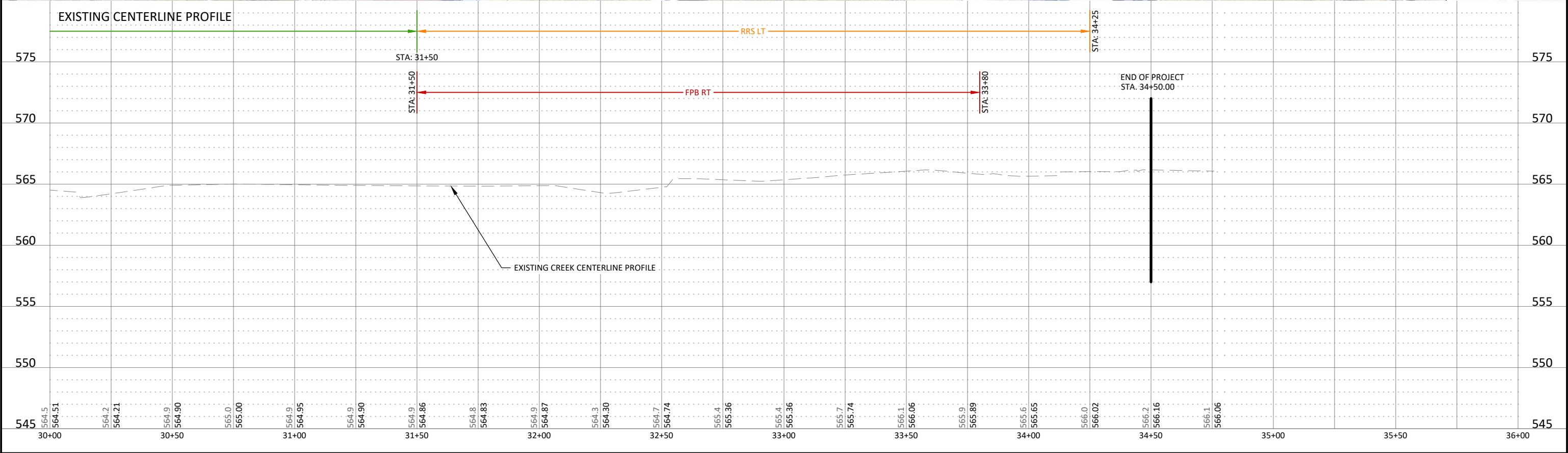
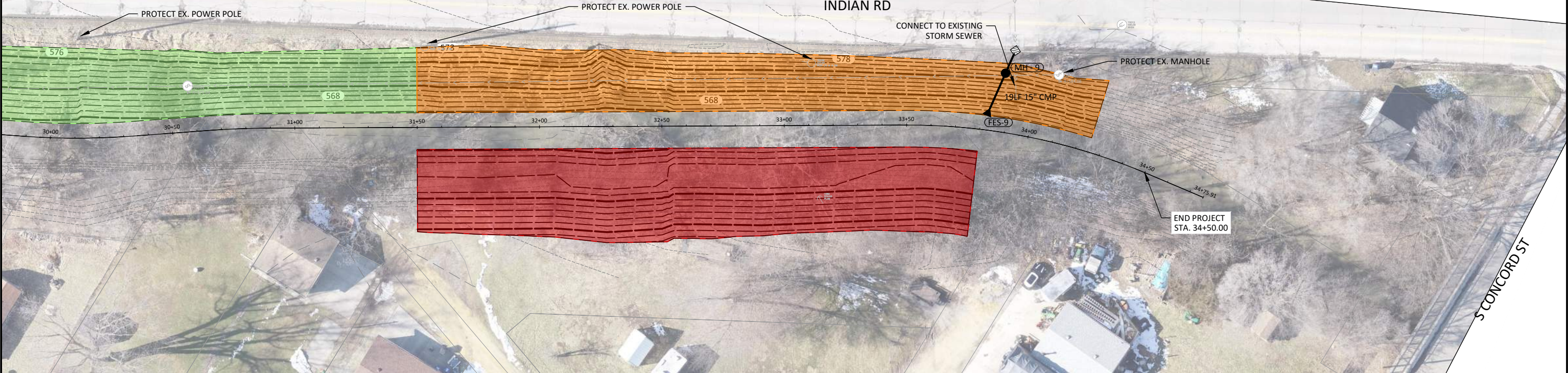
STONE TOE (ST) STABILIZATION

RIP RAP SLOPE (RRS) STABILIZATION

BLOCK WALL TOE (BWT) STABILIZATION

FLOOD PLAIN BENCH (FPB)

CAUTION: OVERHEAD ELECTRIC LINE



HORIZ. SCALE 0 20 40 FEET

VERT. SCALE 0 5 10 FEET

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DESIGNED	TJT	NO. 1	ISSUED FOR	30% REVIEW	DATE	6-9-2020
DRAWN	TJT	2	60% REVIEW	7-24-2020		
CHECKED	RMB					
CLIENT PROJ. NO.	G11.120525					

CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION

PLAN & PROFILE

SHEET

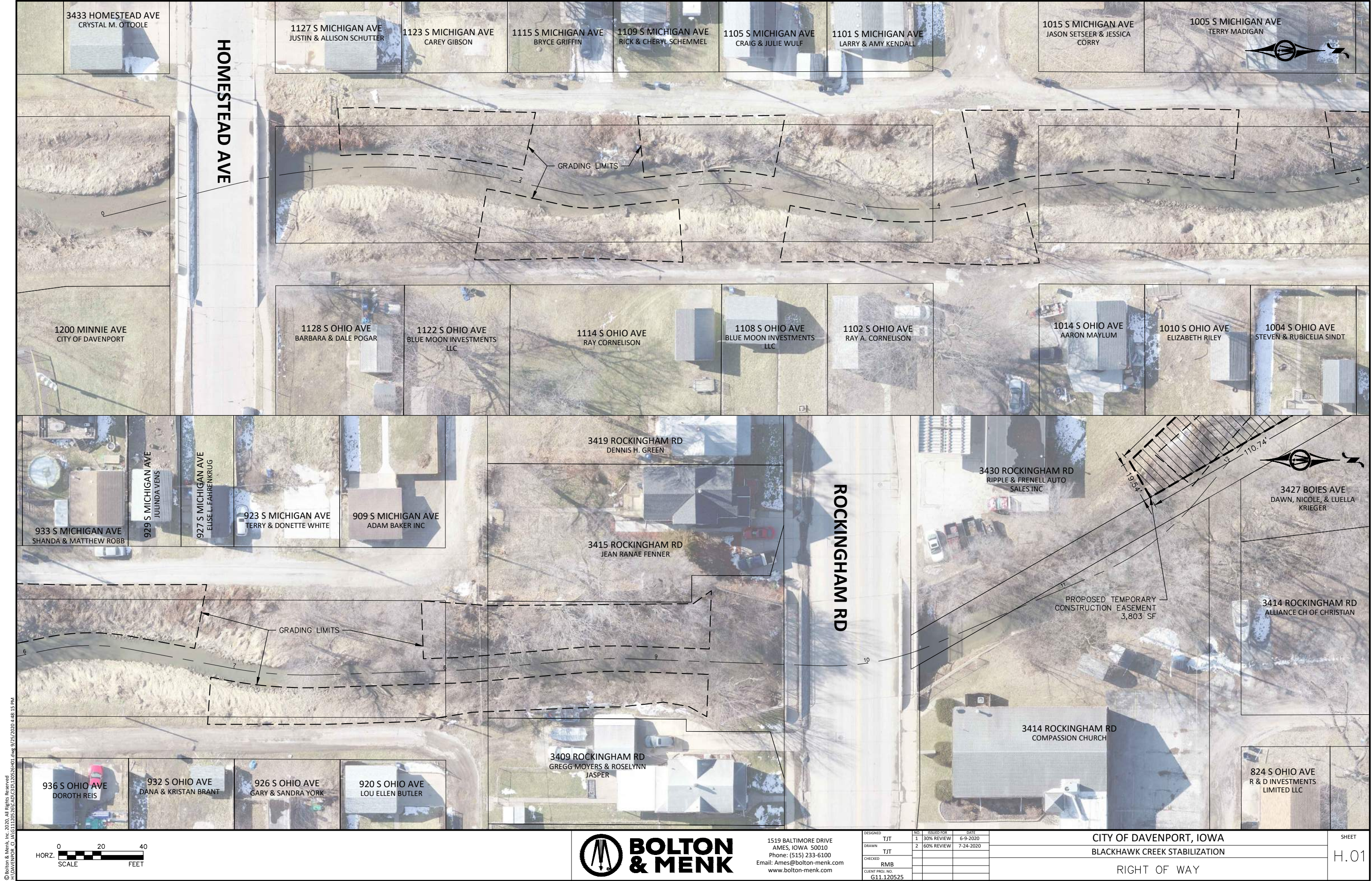
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CONTROL POINTS				
POINT NUMBER	NORTH	EAST	ELEV.	DESCRIPTION
51	8061061.24	21475010.77	580.45	Ctrl Pt CUT X
52	8060922.10	21474906.15	579.12	Ctrl Pt CUT X
53	8060839.48	21474848.28	578.45	Ctrl Pt CUT X
54	8060732.52	21474766.33	577.61	Ctrl Pt CUT X
55	8060630.79	21474692.78	576.62	Ctrl Pt CUT X
56	8060486.41	21474608.72	575.50	Ctrl Pt CUT X
57	8060362.53	21474544.10	574.74	Ctrl Pt CUT X
58	8060254.22	21474482.79	573.68	Ctrl Pt CUT X
59	8060169.41	21474435.41	573.11	Ctrl Pt CUT X
60	8060018.87	21474347.07	571.84	Ctrl Pt CUT X
61	8059912.96	21474288.54	571.01	Ctrl Pt CUT X
62	8059824.93	21474277.79	570.61	Ctrl Pt CUT X
63	8059734.82	21474279.30	570.29	Ctrl Pt CUT X
64	8059647.17	21474301.03	569.97	Ctrl Pt CUT X
65	8059541.59	21474322.19	569.40	Ctrl Pt CUT X
66	8059430.06	21474317.07	568.82	Ctrl Pt CUT X
67	8059294.51	21474301.20	568.18	Ctrl Pt CUT X
68	8059136.30	21474320.31	569.07	Ctrl Pt CUT X
69	8058998.85	21474335.31	569.90	Ctrl Pt CUT X
70	8058846.24	21474502.59	569.60	Ctrl Pt CUT X
71	8058846.01	21474539.30	569.42	Ctrl Pt CUT X
72	8058841.86	21474582.73	569.75	Ctrl Pt CUT X
73	8058794.68	21474613.75	569.56	Ctrl Pt CUT X
74	8057890.50	21474442.45	566.27	Ctrl Pt CUT X
75	8057888.29	21474554.09	567.78	Ctrl Pt CUT X
76	8057891.10	21474622.34	566.60	Ctrl Pt CUT X
1741	8057870.39	21474586.99	567.31	BM Loc 30.25

ALIGNMENT DATA											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L1	0+00	0+60.40	60.40				8057834.85	21474564.87	8057893.46	21474550.31	N13° 57' 17"W
C1	0+60.40	1+98.25	137.85	26°19'40"	300.00	136.64	8057893.46	21474550.31	8058030.09	21474548.42	N0° 47' 27"W
L2	1+98.25	2+22.83	24.58				8058030.09	21474548.42	8058054.10	21474553.69	N12° 22' 23"E
C2	2+22.83	2+38.79	15.96	18°17'25"	50.00	15.89	8058054.10	21474553.69	8058069.97	21474554.58	N3° 13' 41"E
L3	2+38.79	2+85.67	46.87				8058069.97	21474554.58	8058116.59	21474549.75	N5° 55' 02"W
C3	2+85.67	3+14.18	28.51	16°20'16"	100.00	28.42	8058116.59	21474549.75	8058144.99	21474550.87	N2° 15' 06"E
L4	3+14.18	3+57.96	43.78				8058144.99	21474550.87	8058188.05	21474558.79	N10° 25' 14"E
C4	3+57.96	4+34.92	76.96	27°33'38"	160.00	76.22	8058188.05	21474558.79	8058264.14	21474554.32	N3° 21' 35"W
L5	4+34.92	4+37.08	2.16				8058264.14	21474554.32	8058266.20	21474553.68	N17° 08' 24"W
C5	4+37.08	4+47.89	10.81	12°23'05"	50.00	10.79	8058266.20	21474553.68	8058276.79	21474551.63	N10° 56' 51"W
L6	4+47.89	4+77.84	29.95				8058276.79	21474551.63	8058306.64	21474549.15	N4° 45' 19"W
C6	4+77.84	4+94.38	16.54	9°28'28"	100.00	16.52	8058306.64	21474549.15	8058323.16	21474549.15	N0° 01' 05"W
L7	4+94.38	5+39.57	45.19				8058323.16	21474549.15	8058368.20	21474552.86	N4° 43' 09"E
C7	5+39.57	5+97.01	57.44	16°27'20"	200.00	57.24	8058368.20	21474552.86	8058425.33	21474549.36	N3° 30' 31"W
L8	5+97.01	6+10.98	13.97				8058425.33	21474549.36	8058439.01	21474546.52	N11° 44' 11"W
C8	6+10.98	6+50.04	39.06	22°22'50"	100.00	38.81	8058439.01	21474546.52	8058477.82	21474546.15	N0° 32' 46"W
L9	6+50.04	6+97.86	47.83				8058477.82	21474546.15	8058524.82	21474554.98	N10° 38' 39"E
C9	6+97.86	7+41.73	43.86	12°33'55"	200.00	43.77	8058524.82	21474554.98	8058568.47	21474558.31	N4° 21' 41"E
L10	7+41.73	8+03.27	61.55				8058568.47	21474558.31	8058629.98	21474556.25	N1° 55' 16"W
C10	8+03.27	8+13.43	10.15	2°54'33"	200.00	10.15	8058629.98	21474556.25	8058640.12	21474555.65	N3° 22' 33"W
L11	8+13.43	8+64.56	51.13				8058640.12	21474555.65	8058691.07	21474551.35	N4° 49' 49"W
C11	8+64.56	8+88.74	24.18	6°55'36"	200.00	24.16	8058691.07	21474551.35	8058715.22	21474550.77	N1° 22' 01"W
L12	8+88.74	9+77.36	88.63				8058715.22	21474550.77	8058803.79	21474554.01	N2° 05' 46"E
C12	9+77.36	10+32.56	55.20	25°18'01"	125.00	54.75	8058803.79	21474554.01	8058857.61	21474543.98	N10° 33' 14"W
L13	10+32.56	11+17.49	84.93				8058857.61	21474543.98	8058935.67	21474510.52	N23° 12' 15"W
C13	11+17.49	11+76.45	58.96	27°01'35"	125.00	58.42	8058935.67	21474510.52	8058982.50	21474475.59	N36° 43' 02"W
L14	11+76.45	12+14.15	37.70				8058982.50	21474475.59	8059006.62	21474446.62	N50° 13' 50"W
C14	12+14.15	12+69.86	55.71	25°32'04"	125.00	55.25	8059006.62	21474446.62	8059050.47	21474413.01	N37° 27' 48"W
L15	12+69.86	12+99.56	29.70				8059050.47	21474413.01	8059077.46	21474400.60	N24° 41' 46"W
C15	12+99.56	13+22.69	23.13	10°36'08"	125.00	23.10	8059077.46	21474400.60	8059097.46	21474389.06	N29° 59' 50"W
L16	13+22.69	13+31.11	8.42				8059097.46	21474389.06	8059104.33	21474384.19	N35° 17' 54"W
C16	13+31.11	14+17.83	86.72	39°44'53"	125.00	84.99	8059104.33	21474384.19	8059186.26	21474361.59	N15° 25' 27"W
L17	14+17.83	14+39.11	21.28				8059186.26	21474361.59	8059207.47	21474363.24	N4° 26' 59"E
C17	14+39.11	14+57.61	18.50	8°28'50"	125.00	18.49	8059207.47	21474363.24	8059225.96	21474363.31	N0° 12' 34"E
L18	14+57.61	15+20.32	62.71				8059225.96	21474363.31	8059288.51	21474358.90	N4° 01' 51"W
C18	15+20.32	15+36.67	16.36	7°29'51"	125.00	16.35	8059288.51	21474358.90	8059304.85	21474358.82	N0° 16' 56"W
L19	15+36.67	15+99.15	62.48				8059304.85	21474358.82	8059367.22	21474362.60	N3° 27' 59"E
C19	15+99.15	16+18.33	19.18	21°58'51"	50.00	19.06	8059367.22	21474362.60	8059385.68	21474367.36	N14° 27' 25"E

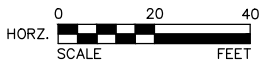
ALIGNMENT DATA											
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L20	16+18.33	16+32.90	14.57				8059385.68	21474367.36	8059398.83	21474373.62	N25° 26' 50"E
C20	16+32.90	16+58.50	25.60	14°40'07"	100.00	25.53	8059398.83	21474373.62	8059423.10	21474381.56	N18° 06' 47"E
L21	16+58.50	17+03.64	45.14				8059423.10	21474381.56	8059467.44	21474390.00	N10° 46' 43"E
C21	17+03.64	18+01.07	97.43	27°54'38"	200.00	96.47	8059467.44	21474390.00	8059563.76	21474384.65	N3° 10' 36"W
L22	18+01.07	18+43.32	42.25				8059563.76	21474384.65	8059604.14	21474372.21	N17° 07' 55"W
C22	18+43.32	18+67.93	24.61	7°03'04"	200.00	24.60	8059604.14	21474372.21	8059628.04	21474366.42	N13° 36' 23"W
L23	18+67.93	19+23.66	55.73				8059628.04	21474366.42	8059682.91	21474356.67	N10° 04' 51"W
C23	19+23.66	19+52.25	28.59	8°11'29"	200.00	28.57	8059682.91	21474356.67	8059710.61	21474349.67	N14° 10' 35"W
L24	19+52.25	19+80.41	28.15				8059710.61	21474349.67	8059737.34	21474340.84	N18° 16' 20"W
C24	19+80.41	20+75.17	94.76	27°08'48"	200.00	93.88	8059737.34	21474340.84	8059830.90	21474333.15	N4° 41' 56"W
L25	20+75.17	20+75.48	0.32				8059830.90	21474333.15	8059831.22	21474333.20	N8° 52' 28"E
C25	20+75.48	21+05.45	29.96	8°35'03"	200.00	29.94	8059831.22	21474333.20	8059861.06	21474335.59	N4° 34' 57"E
L26	21+05.45	21+17.83	12.38				8059861.06	21474335.59	8059873.44	21474335.66	N0° 17' 25"E
C26	21+17.83	21+65.09	47.26	27°04'40"	100.00	46.82	8059873.44	21474335.66	8059918.90	21474346.85	N13° 49' 45"E
L27	21+65.09	22+63.77	98.68				8059918.90	21474346.85	8060006.54	21474392.21	N27° 22' 05"E
C27	22+63.77	22+83.07	19.30	11°03'30"	100.00	19.27	8060006.54	21474392.21	8060022.72	21474402.68	N32° 53' 50"E
L28	22+83.07	23+09.50	26.43				8060022.72	21474402.68	8060043.42	21474419.10	N38° 25' 35"E
C28	23+09.50	23+31.62	22.12	12°40'25"	100.00	22.07	8060043.42	21474419.10	8060062.13	21474430.83	N32° 05' 23"E
L29	23+31.62	24+36.16	104.54				8060062.13	21474430.83	8060156.28	21474476.25	N25° 45' 10"E
C29	24+36.16	24+62.80	26.64	15°15'55"	100.00	26.56	8060156.28	21474476.25	8060178.46	21474490.87	N33° 23' 08"E
L30	24+62.80	24+80.78	17.97				8060178.46	21474490.87	8060192.03	21474502.67	N41° 01' 05"E
C30	24+80.78	25+42.51	61.74	17°41'09"	200.00	61.49	8060192.03	21474502.67	8060244.07	21474535.41	N32° 10' 30"E
L31	25+42.51	26+19.20	76.69				8060244.07	21474535.41	8060314.49	21474565.78	N23° 19' 56"E
C31	26+19.20	26+43.79	24.59	4°41'47"	300.00	24.58	8060314.49	21474565.78	8060336.65	21474576.44	N25° 40' 49"E
L32	26+43.79	27+08.60	64.81				8060336.65	21474576.44	8060393.86	21474606.89	N28° 01' 43"E
C32	27+08.60	27+73.81	65.21	12°27'15"	300.00	65.08	8060393.86	21474606.89	8060447.65	21474643.53	N34° 15' 21"E
L33	27+73.81	28+03.85	30.04				8060447.65	21474643.53	8060470.50	21474663.03	N40° 28' 58"E
C33	28+03.85	28+43.54	39.68	11°22'06"	200.00	39.62	8060470.50	21474663.03	8060503.03	21474685.64	N34° 47' 55"E
L34	28+43.54	28+91.42	47.88				8060503.03	21474685.64	8060544.86	21474708.94	N29° 06' 52"E
C34	28+91.42	29+39.63	48.21	9°12'30"	300.00	48.16	8060544.86	21474708.94	8060584.92	21474735.67	N33° 43' 07"E
L35	29+39.63	29+89.08	49.45				8060584.92	21474735.67	8060623.71	21474766.33	N38° 19' 22"E
C35	29+89.08	30+32.79	43.71	8°20'50"	300.00	43.67	8060623.71	21474766.33	8060659.85	21474790.85	N34° 08' 57"E
L36	30+32.79	30+66.50	33.72				8060659.85	21474790.85	8060689.06	21474807.69	N29° 58' 32"E
C36	30+66.50	30+87.06	20.56	3°55'33"	300.00	20.55	8060689.06	21474807.69	8060706.50	21474818.56	N31° 56' 18"E
L37	30+87.06	33+49.57	262.51				8060706.50	21474818.56	8060924.38	21474964.98	N33° 54' 05"E
C37	33+49.57	34+50.97	101.40	23°14'23"	250.00	100.71	8060924.38	21474964.98	8060994.94	21475036.84	N45° 31' 16"E
L38	34+50.97	34+75.91	24.94				8060994.94	21475036.84	8061008.47	21475057.79	N57° 08' 28"E



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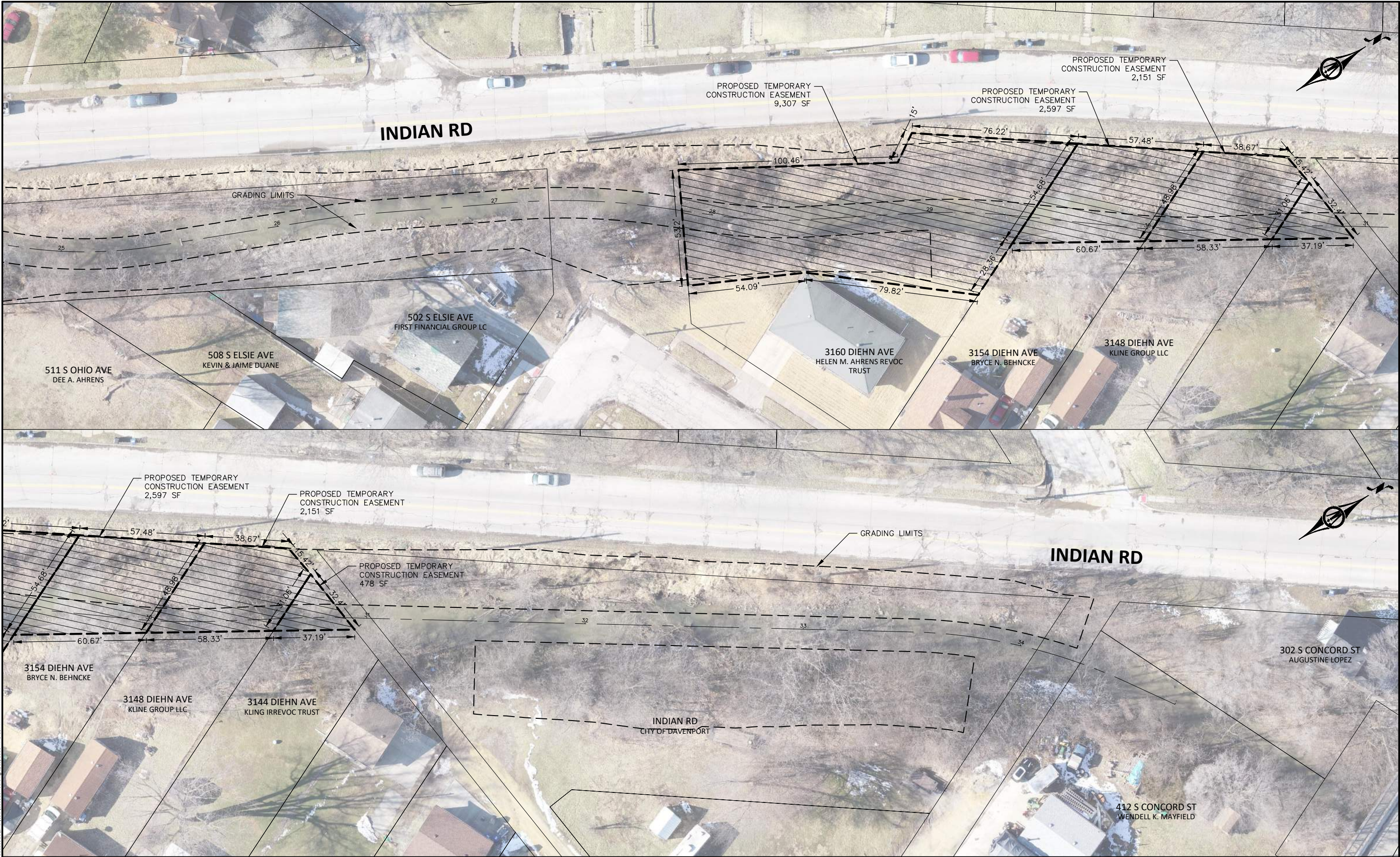
DESIGNED	TJT	NO. 1	ISSUED FOR	DATE
DRAWN	TJT	2	30% REVIEW	6-9-2020
CHECKED	RMB		60% REVIEW	7-24-2020
CLIENT PROJ. NO.	G11.120525			

CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION

RIGHT OF WAY

SHEET

H.02



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HORIZ. SCALE FEET



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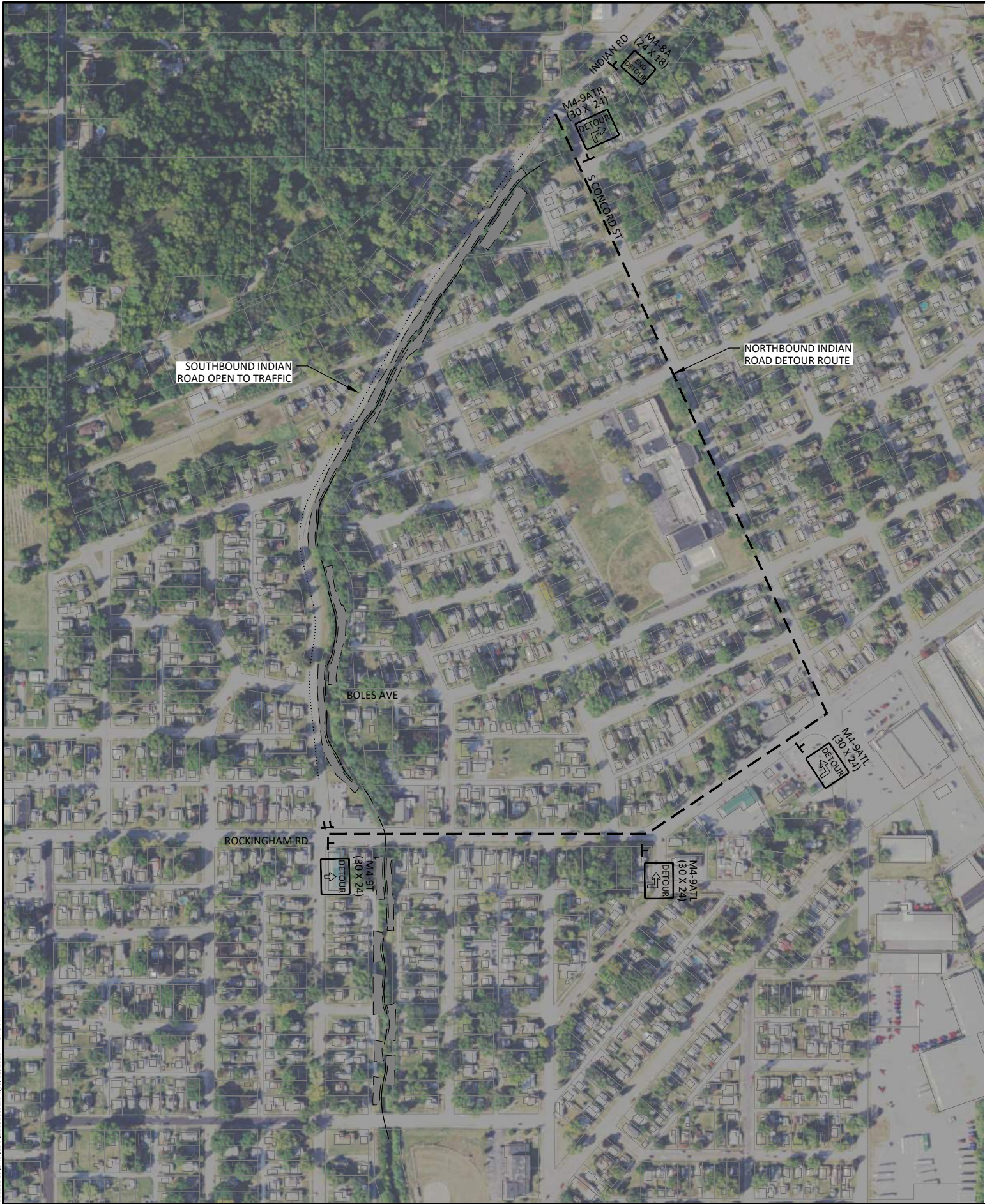
DESIGNED	TJT	NO.	ISSUED FOR	DATE
DRAWN	TJT	1	30% REVIEW	6-9-2020
CHECKED	RMB	2	60% REVIEW	7-24-2020
CLIENT PROJ. NO.	G11.120525			

CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION

RIGHT OF WAY

SHEET

H.03



TRAFFIC CONTROL NOTES:

1. THE TRAFFIC CONTROL PLAN INCLUDES THE CLOSURE OF THE NORTHBOUND LANE INDIAN ROAD FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR MUST MAINTAIN ACCESS TO ALL DRIVEWAYS AND ENTRANCES AT ALL TIMES.
2. AS AN ALTERNATE, THE CONTRACTOR MAY UTILIZE TEMPORARY DETOURS AREAS WITH FLAGGERS IN ORDER TO KEEP INDIAN ROAD OPEN TO TRAFFIC THROUGHOUT THE DURATION OF CONSTRUCTION.
3. ALL ACCESS DRIVEWAYS SHALL REMAIN OPEN AND ACCESSIBLE DURING CONSTRUCTION. IF TEMPORARY CLOSURES ARE REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNERS TO MINIMIZE IMPACT TO PRIVATE PROPERTY.

GENERAL STAGING NOTES:

1. ALL PROJECT TRAFFIC CONTROL SHALL BE INSTALLED ACCORDING TO THE CURRENT VERSION OF THE MUTCD. SUBMIT TRAFFIC CONTROL PLAN PRIOR TO COMMENCEMENT OF WORK.
2. THE ITEM "TRAFFIC CONTROL" COVERS ALL DEVICES SHOWN ON THE PLAN SHEETS AND OTHER SETUPS REQUIRED BY THE CONTRACTORS OPERATIONS.
3. CHANGES TO THE TRAFFIC CONTROL AND STAGING PLAN SHALL BE APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. 72 HOUR ADVANCED NOTICE IS REQUIRED, STREET CLOSURES MUST BE APPROVED BY CITY COUNCIL IF DIFFERENT THAN SHOWN.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO BUSINESSES AND RESIDENCES AT ALL TIMES DURING CONSTRUCTION.
5. PRIOR TO A STAGING AREA OPENING TO TRAFFIC, THE CONTRACTOR SHALL BE SUBSTANTIALLY COMPLETE WITH CONSTRUCTION IN THE AREA ADJACENT TO THE STAGING AREA. FINAL SIGNING AND PAVEMENT MARKINGS ARE REQUIRED TO BE INSTALLED TO OPEN TO TRAFFIC.

INCIDENTAL TO TRAFFIC CONTROL

1. TEMPORARY ACCESS TO BUSINESSES AND RESIDENCES AS NOTED IN THE STAGING PLANS.
2. SIGNAGE DIRECTING TRAFFIC TO OPEN BUSINESSES. INCLUDES MAIN SIGN STATING "BUSINESSES OPEN" WITH ADDITIONAL SIGNS STATING BUSINESSES NAMES, IF NEEDED.
3. SIGN MAINTENANCE AND REPAIR TO BE INCIDENTAL TO TRAFFIC CONTROL.
4. FLAGGERS SHALL BE USED AS REQUIRED. COST OF FLAGGERS SHALL BE INCIDENTAL TO THE TRAFFIC CONTROL.

LEGEND:

- DETOUR ROUTE
- . - THROUGH TRAFFIC ROUTE
- ⊥ TYPE A SIGN
- ⊥ TYPE 3 BARRICADE WITH ROAD CLOSED TO THRU TRAFFIC SIGN
- ⊥ ROAD CLOSURE WITH ROAD CLOSED SIGN
- CHANNELIZING DEVICE



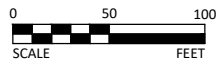
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DESIGNED	NO.	ISSUED FOR	DATE
TJT	1	30% REVIEW	6-9-2020
TJT	2	60% REVIEW	7-24-2020
CHECKED			
RMB			
CLIENT PROJ. NO.			
G11.120525			

CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION
TRAFFIC CONTROL PLAN

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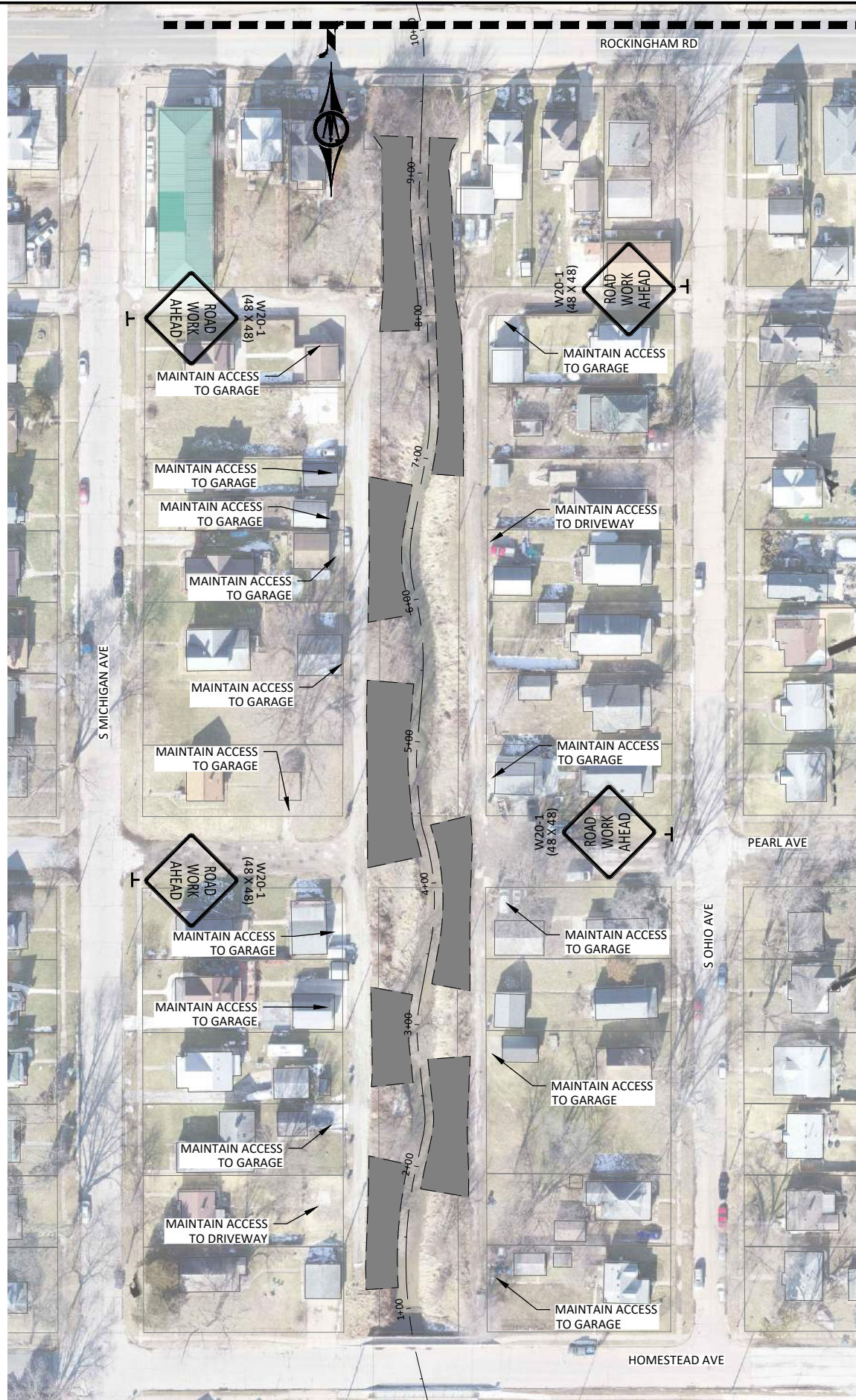
DESIGNED	NO.	ISSUED FOR	DATE
TJT	1	30% REVIEW	6-9-2020
TJT	2	60% REVIEW	7-24-2020
CHECKED			
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CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION

TRAFFIC CONTROL PLAN

SHEET

J.02



LEGEND:

- DETOUR ROUTE
- - - THROUGH TRAFFIC ROUTE
- ⊥ TYPE A SIGN
- ⊥ TYPE 3 BARRICADE WITH ROAD CLOSED TO THRU TRAFFIC SIGN
- ⊥ ROAD CLOSURE WITH ROAD CLOSED SIGN
- CHANNELIZING DEVICE



- CHANGEABLE SIGN NOTES:
1. CHANGEABLE SIGN SHALL BE PLACED A MINIMUM OF 7 DAYS PRIOR TO ROAD CLOSURE.
 2. SIGN SHALL READ:
"INDIAN ROAD CLOSED
FOLLOW DETOUR AHEAD"



- LEGEND:
- DETOUR ROUTE
 - - - THROUGH TRAFFIC ROUTE
 - + TYPE A SIGN
 - + TYPE 3 BARRICADE WITH ROAD CLOSED TO THRU TRAFFIC SIGN
 - + ROAD CLOSURE WITH ROAD CLOSED SIGN
 - CHANNELIZING DEVICE



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TJT	1	30% REVIEW	6-9-2020
DRAWN	NO.	ISSUED FOR	DATE
TJT	2	60% REVIEW	7-24-2020
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TRAFFIC CONTROL PLAN

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CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION

TRAFFIC CONTROL PLAN

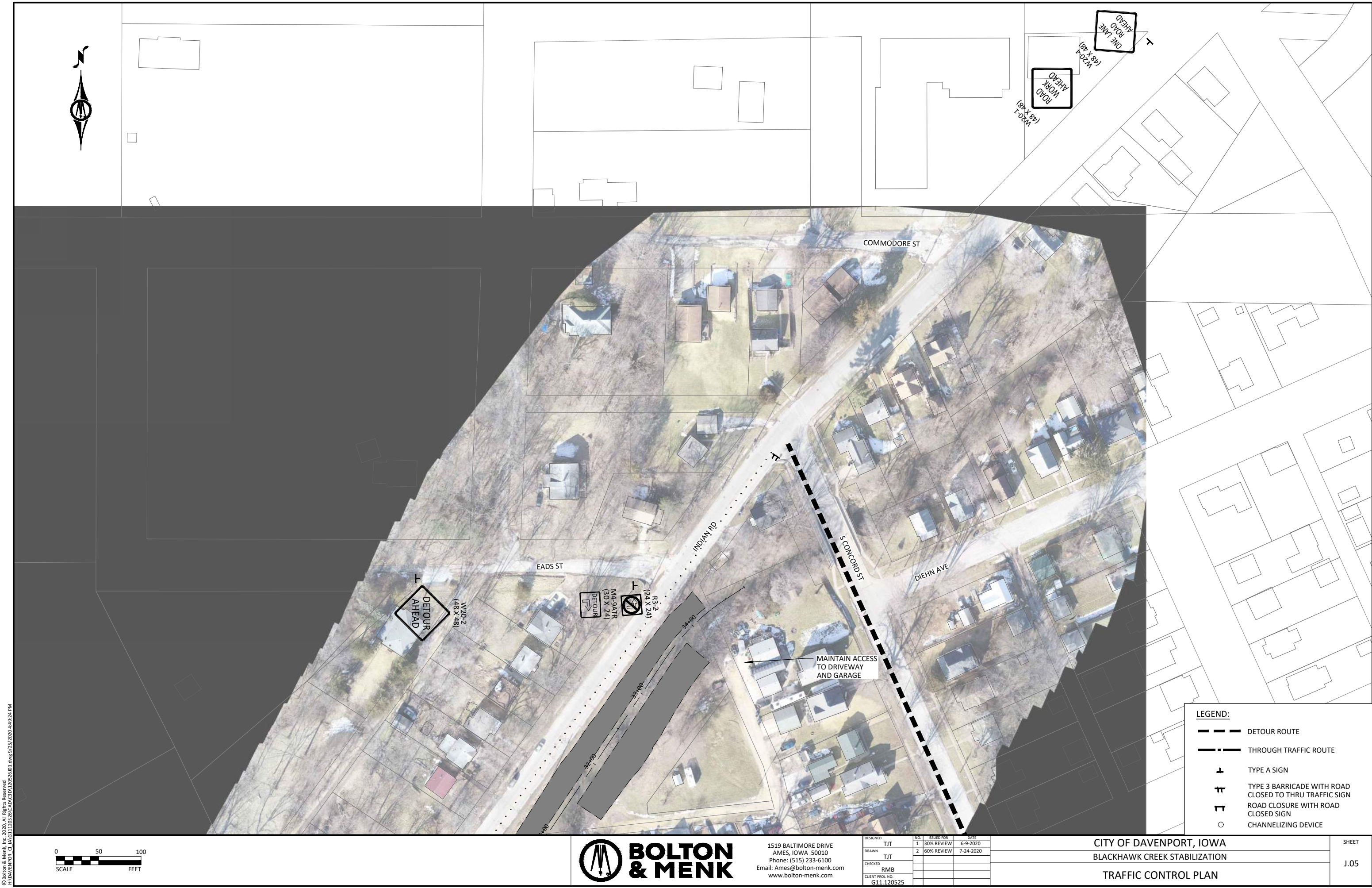
SHEET

J.04

LEGEND:

- DETOUR ROUTE
- - - THROUGH TRAFFIC ROUTE
- ⊥ TYPE A SIGN
- ⊥ TYPE 3 BARRICADE WITH ROAD CLOSED TO THRU TRAFFIC SIGN
- ⊥ ROAD CLOSURE WITH ROAD CLOSED SIGN
- CHANNELIZING DEVICE





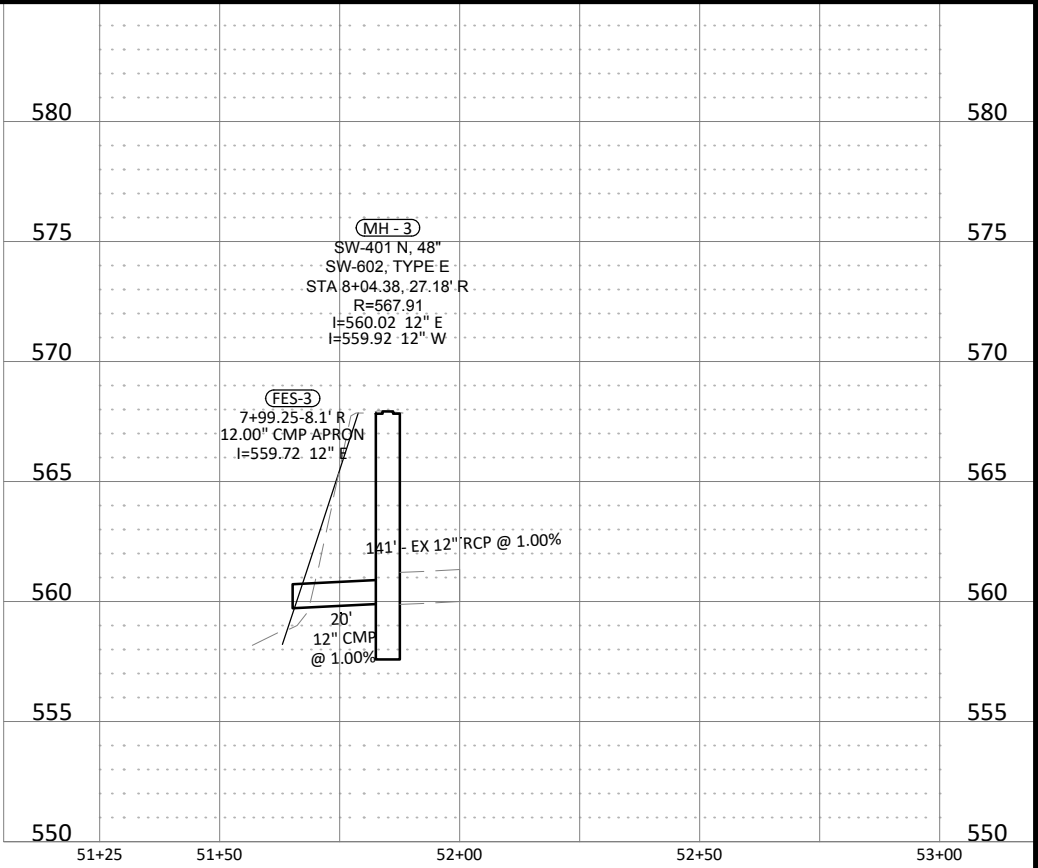
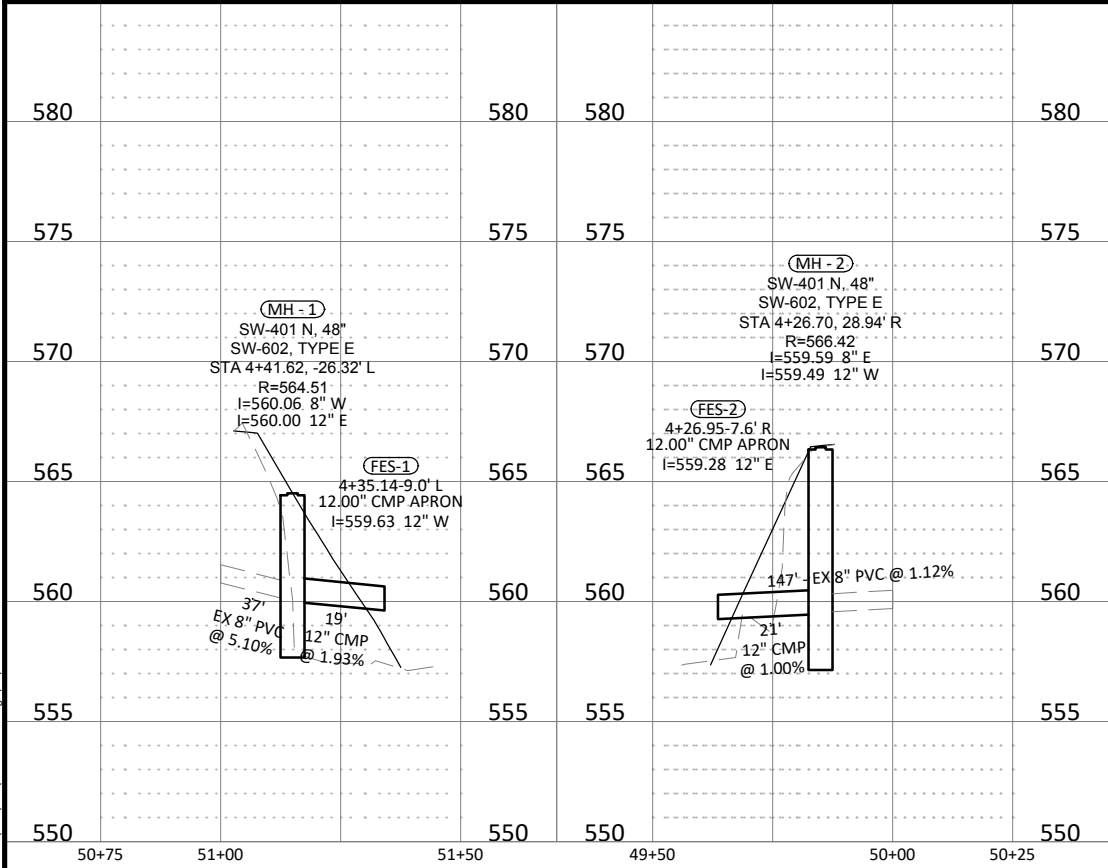
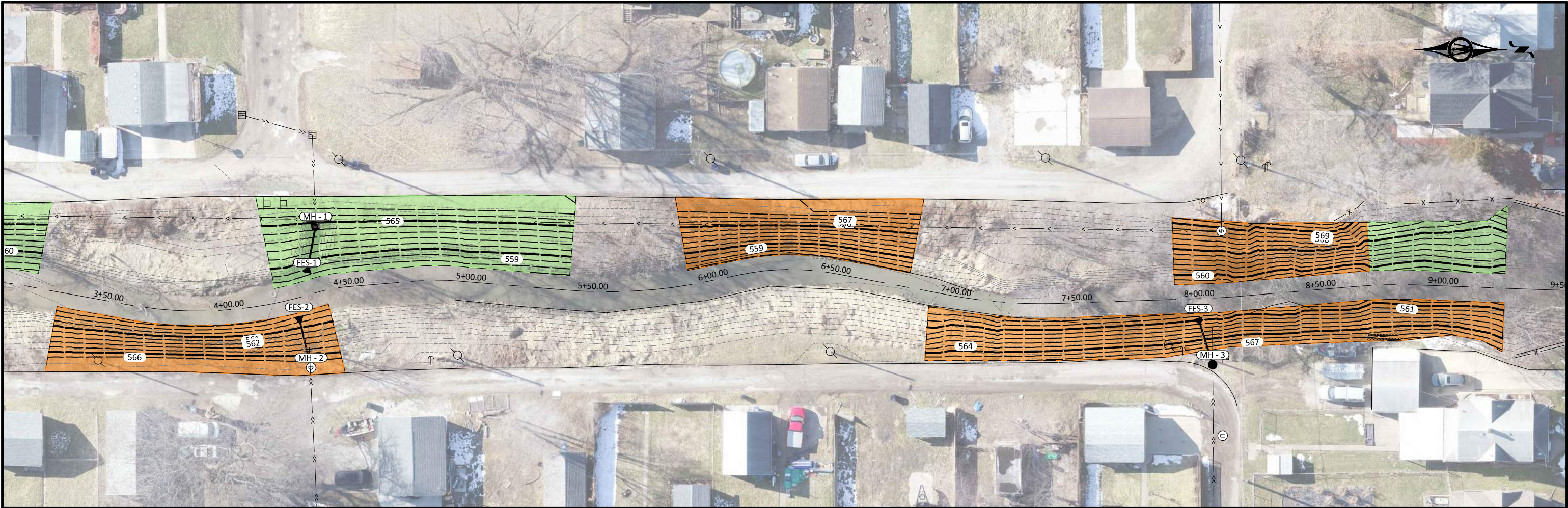
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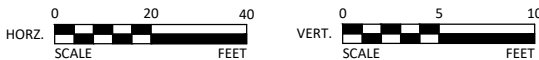
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DRAWN	TJT		2	60% REVIEW			7-24-2020
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BLACKHAWK CREEK STABILIZATION	J.05
TRAFFIC CONTROL PLAN	



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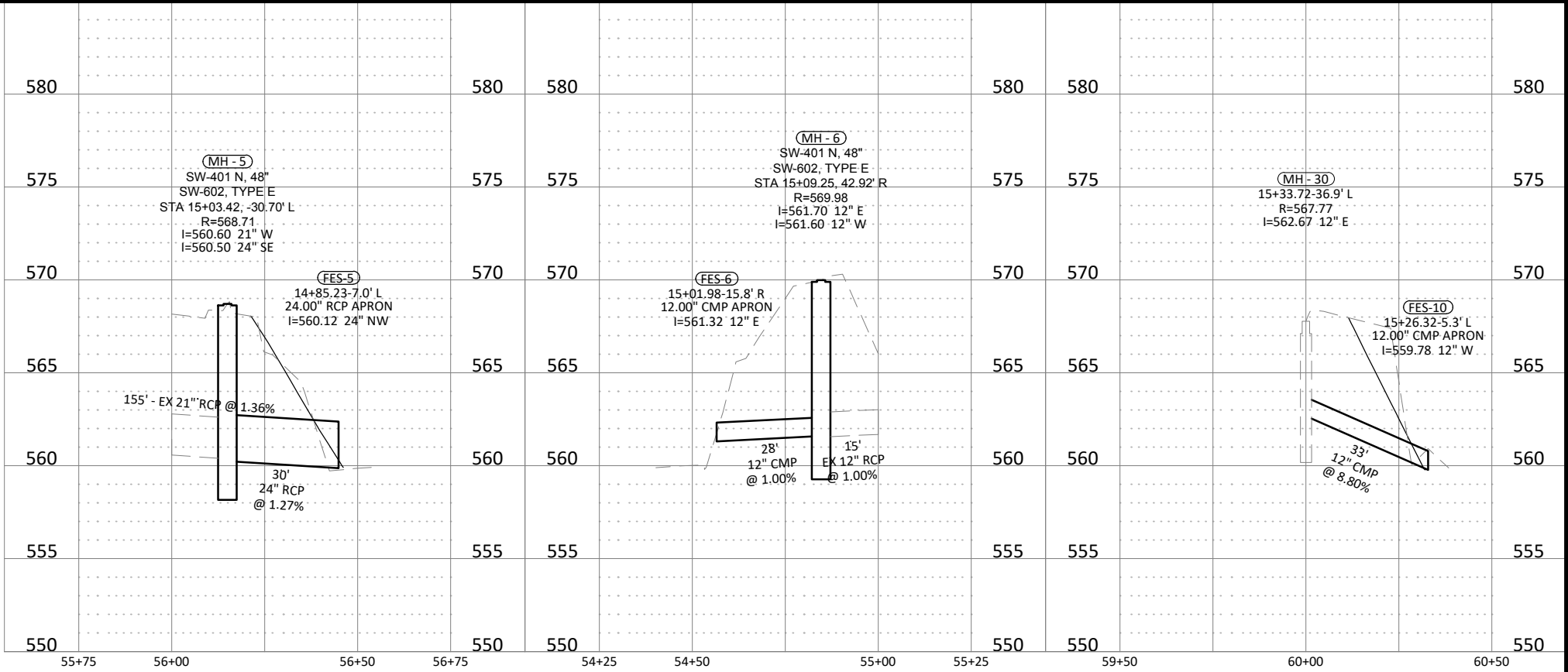
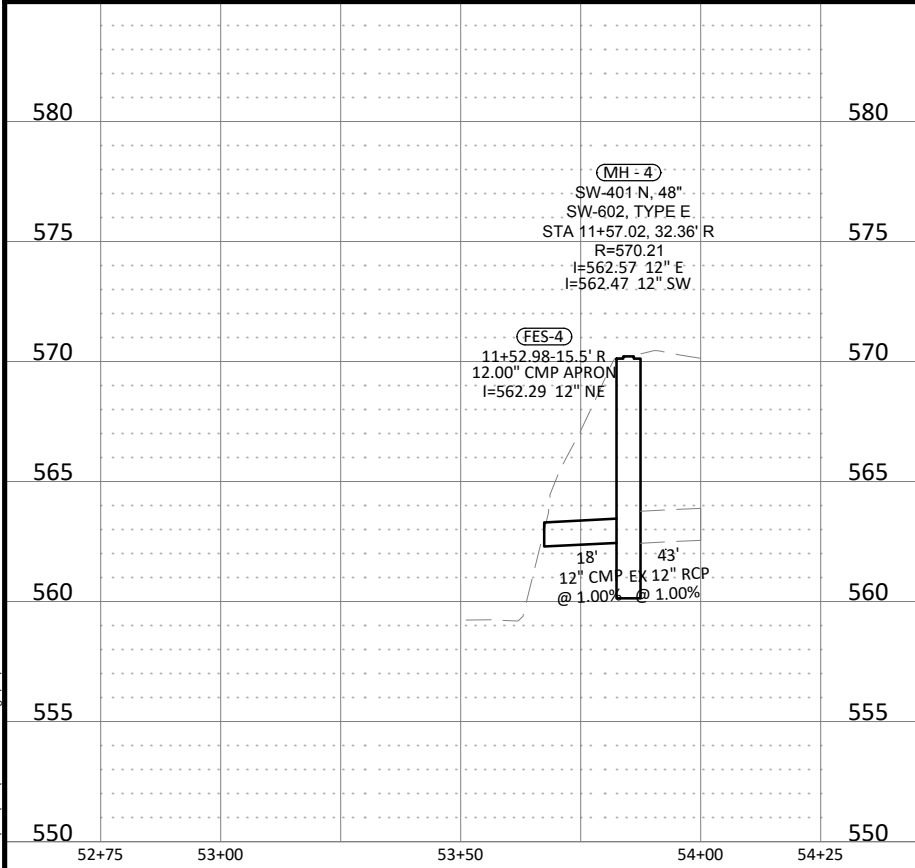
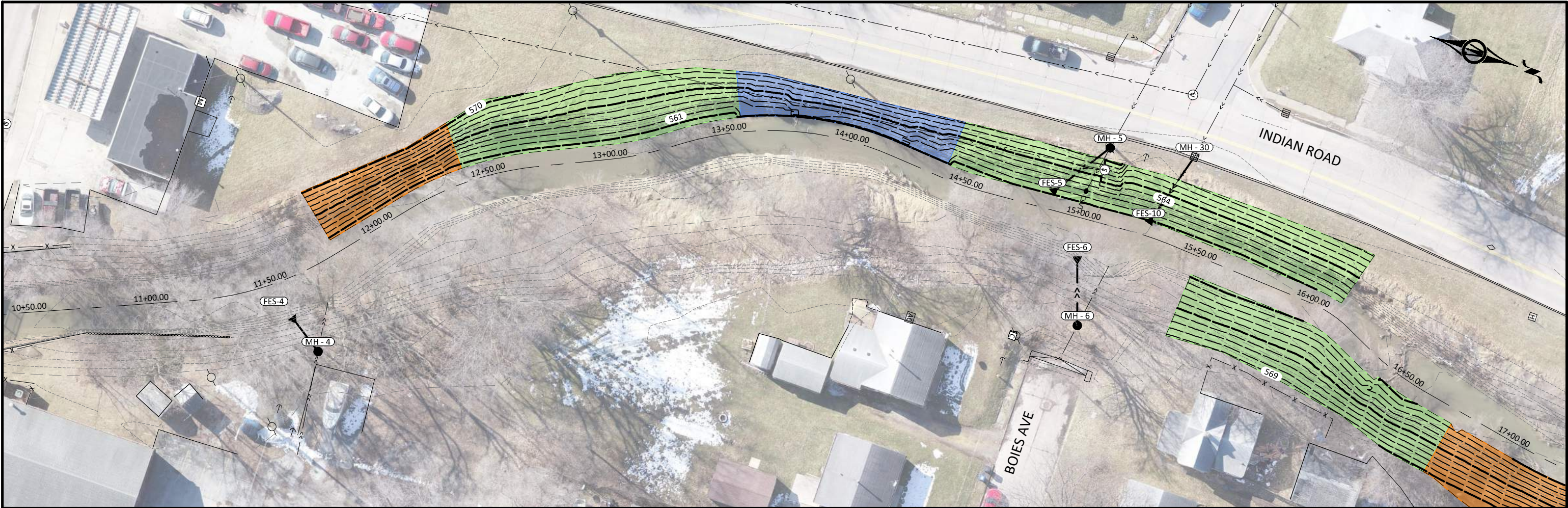


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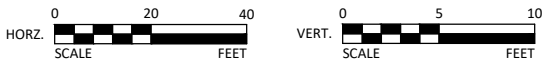
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CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION
STORM SEWER PLAN & PROFILE

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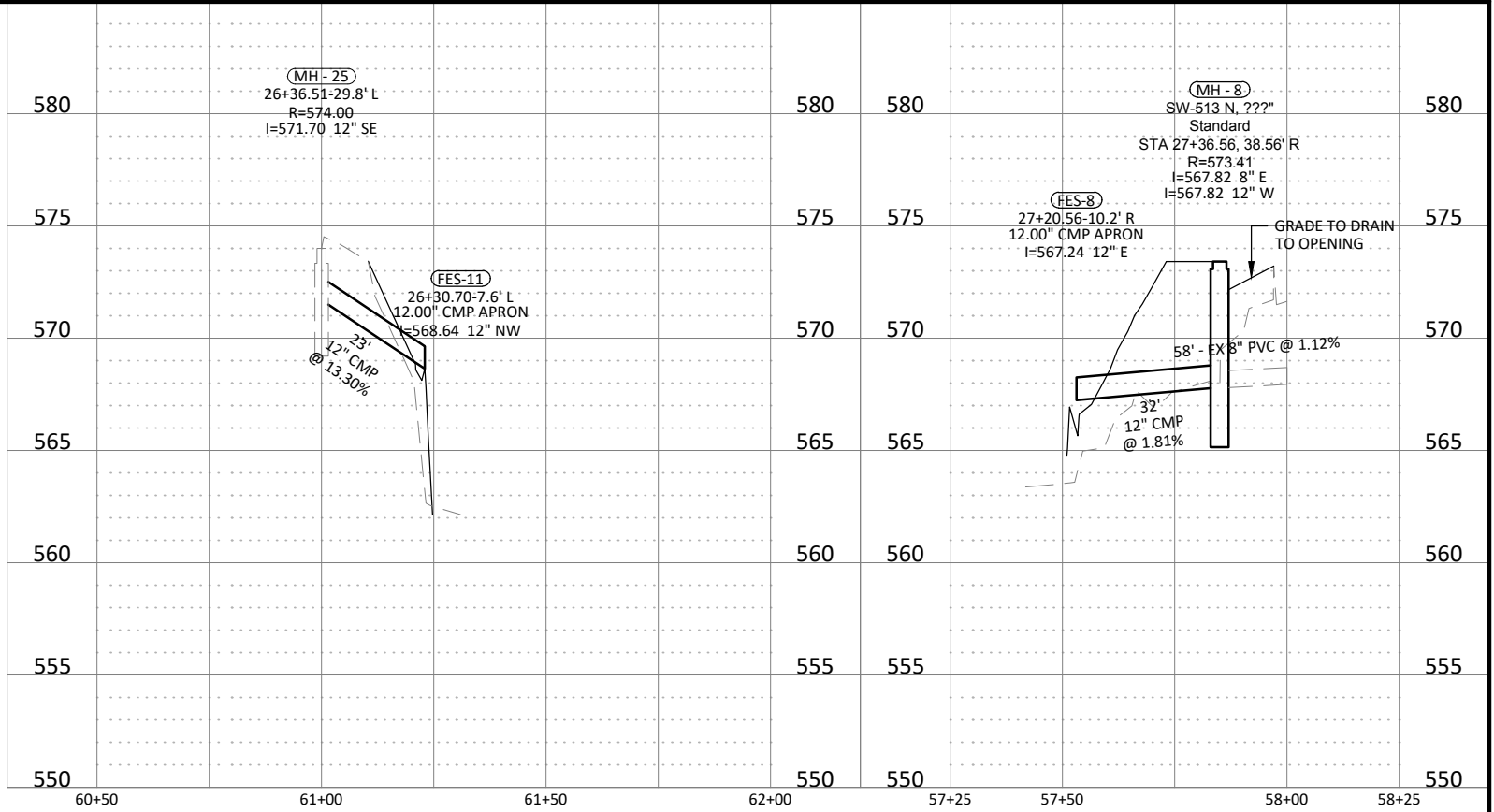
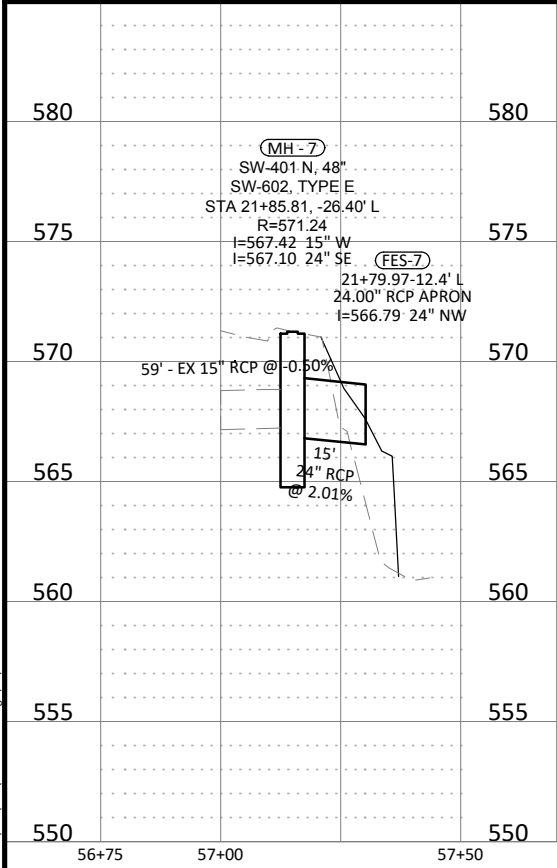
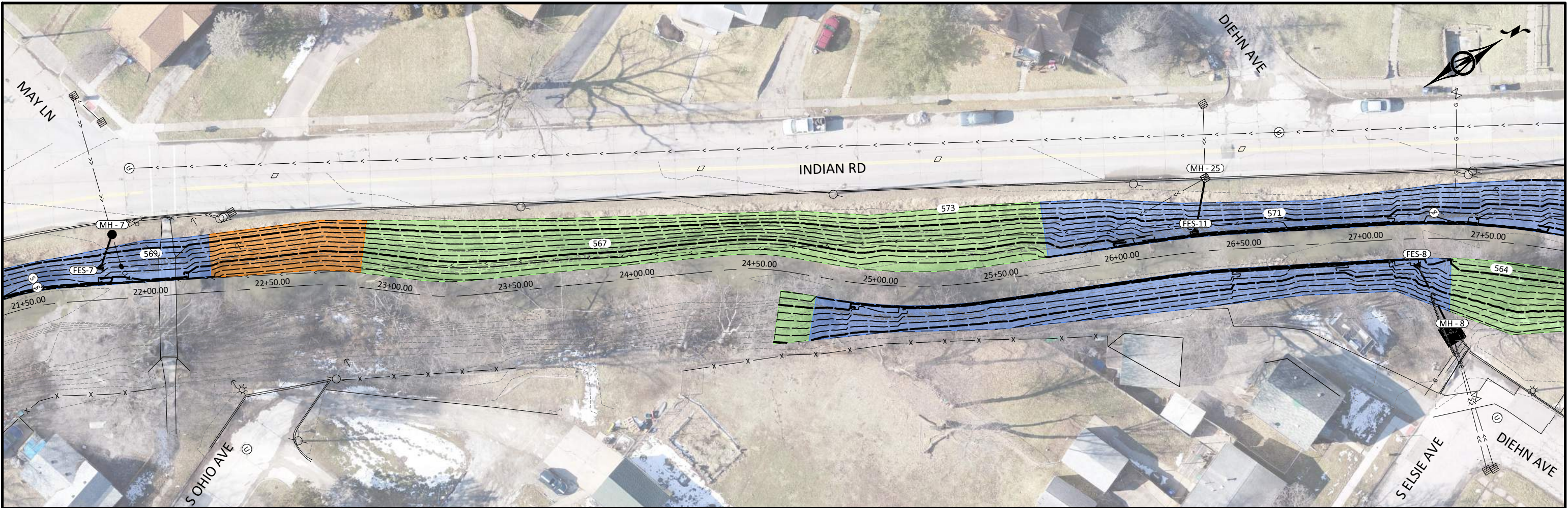


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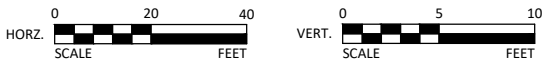
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CITY OF DAVENPORT, IOWA
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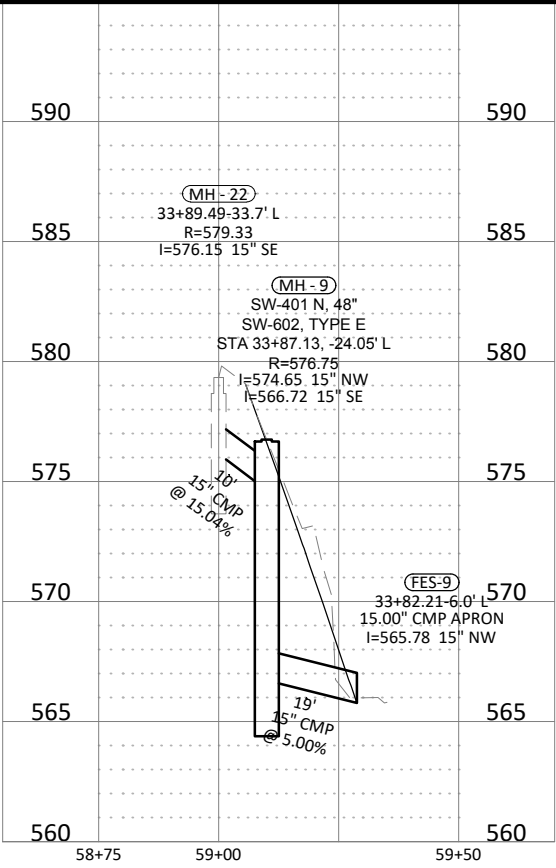


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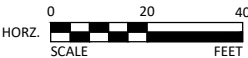
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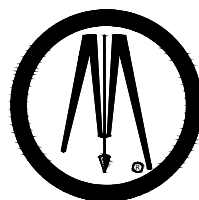
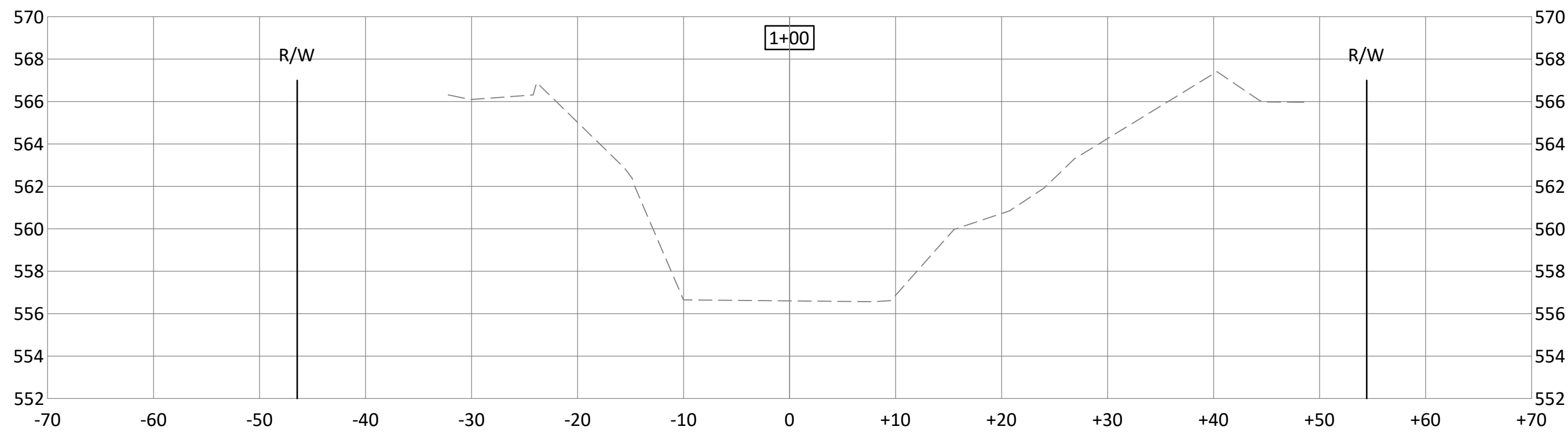
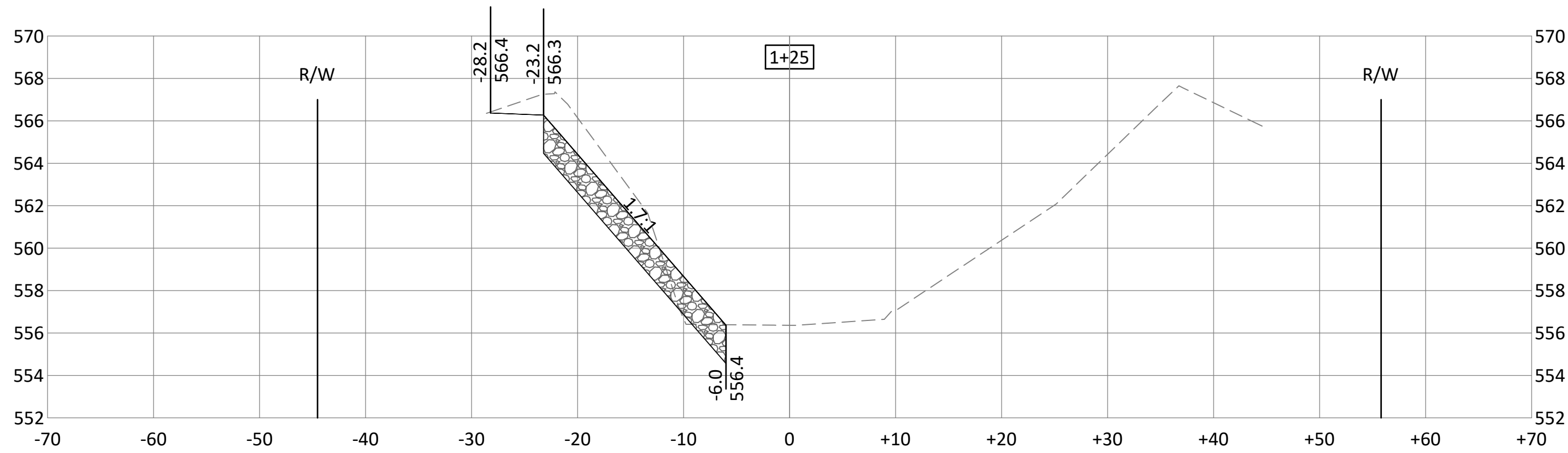
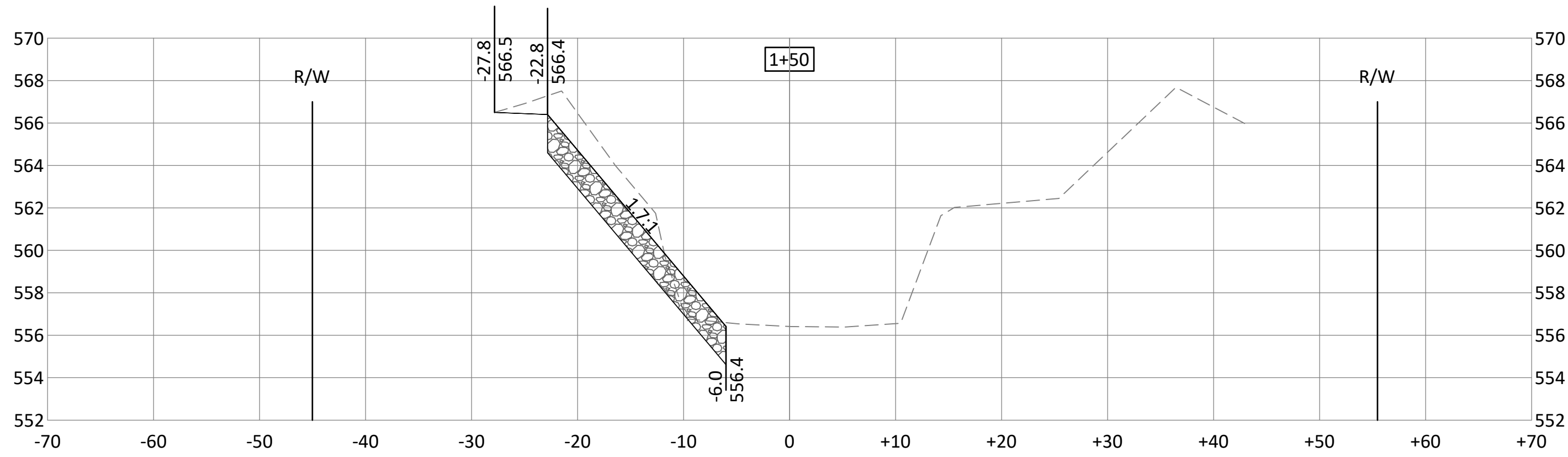
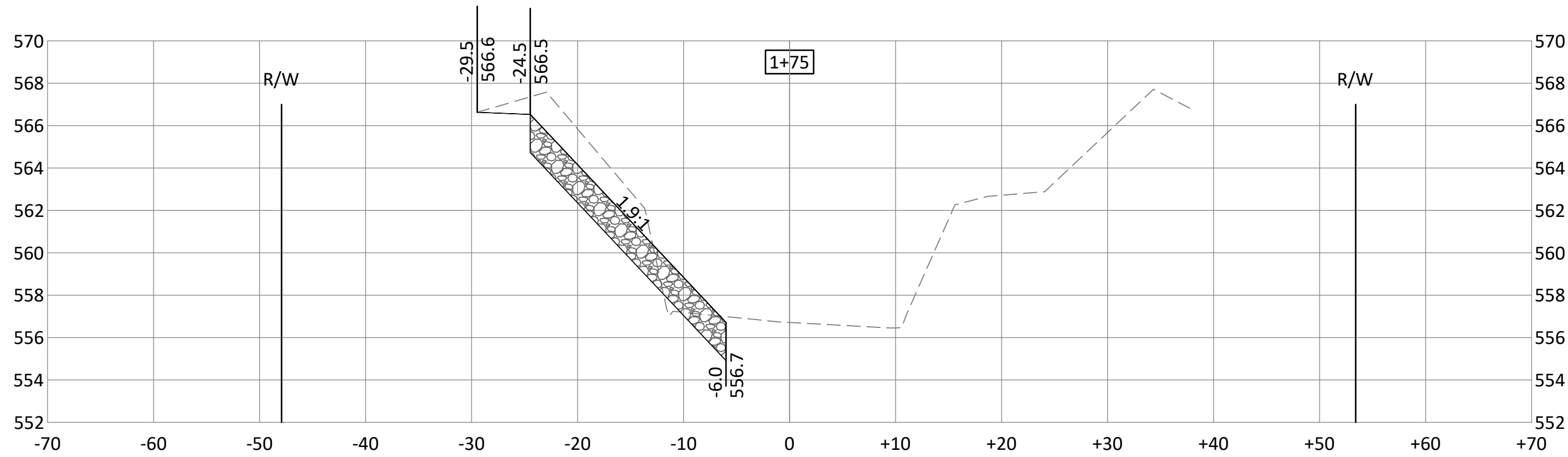
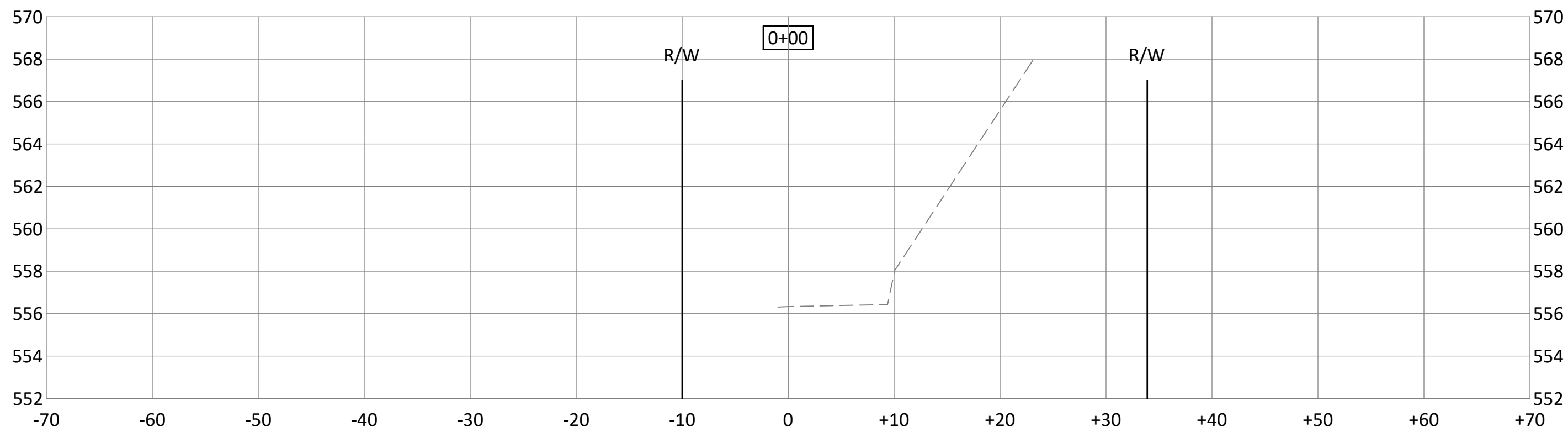
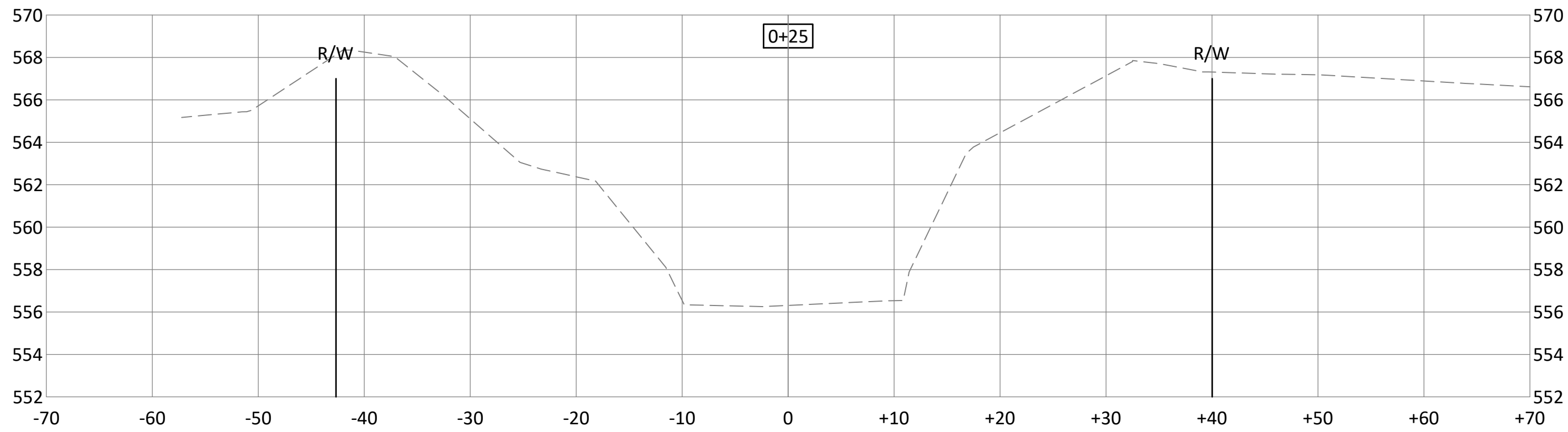
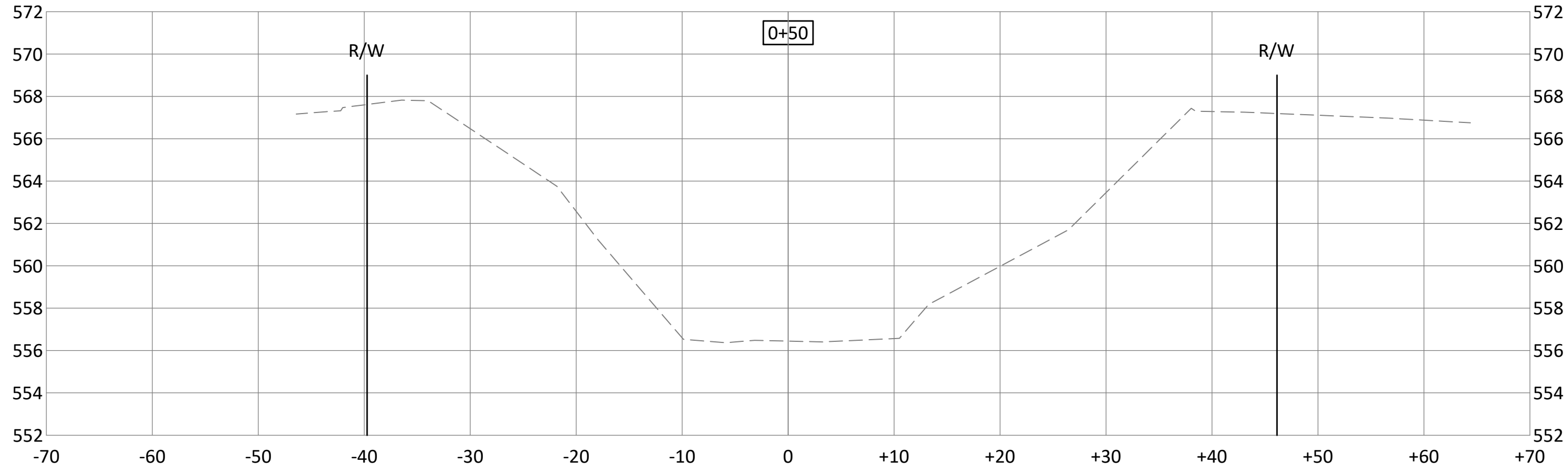
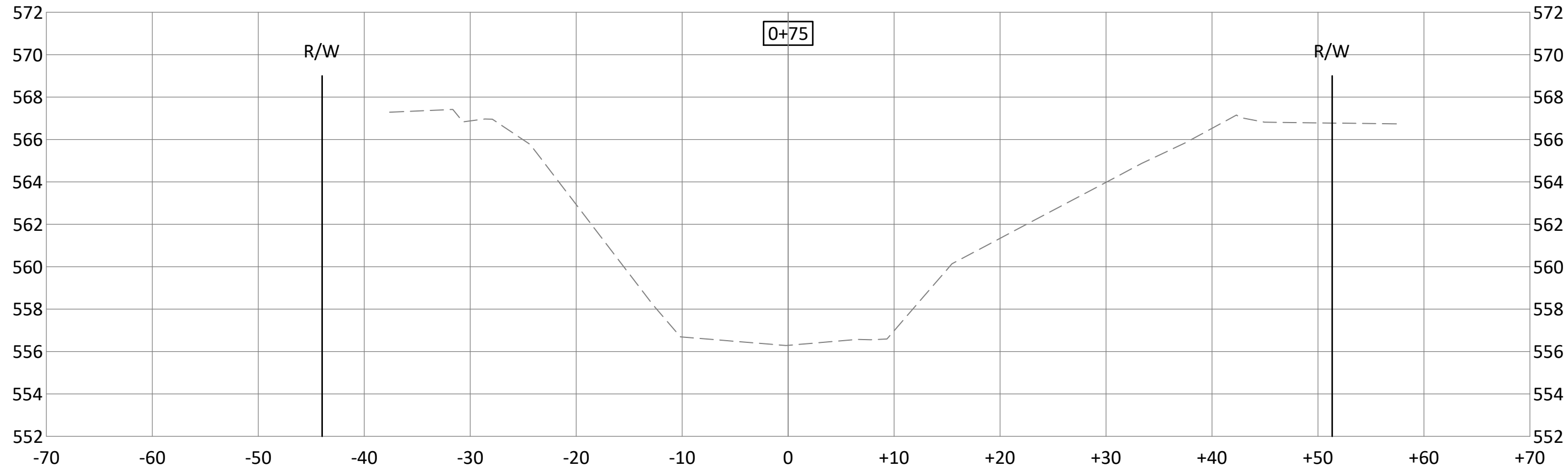
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CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION
STORM SEWER PLAN & PROFILE

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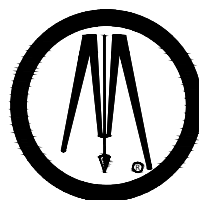
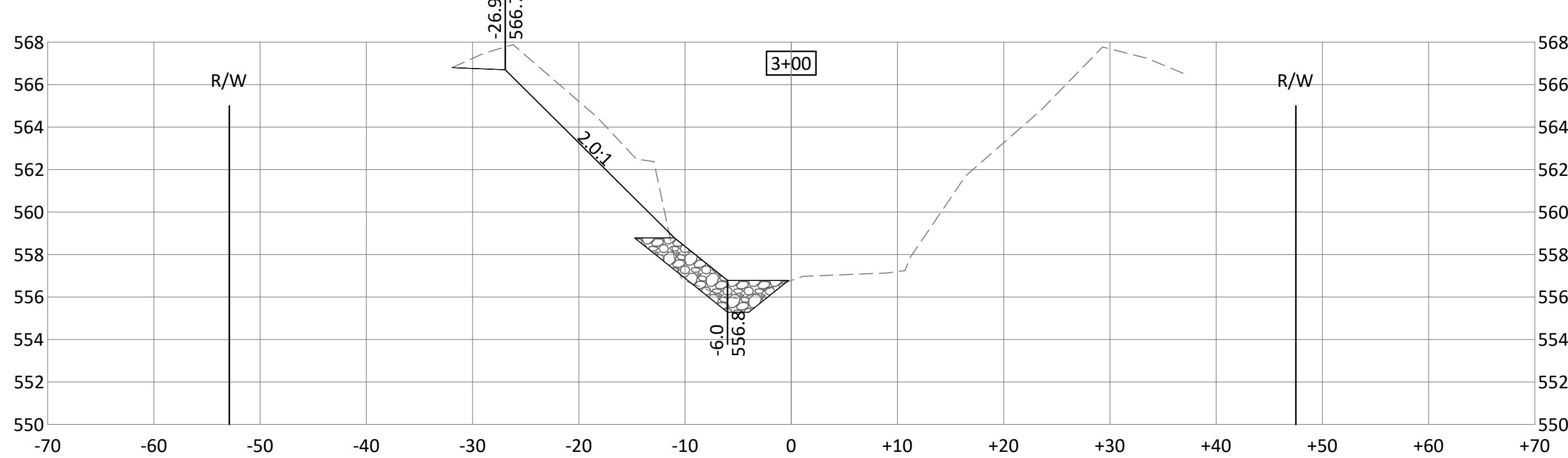
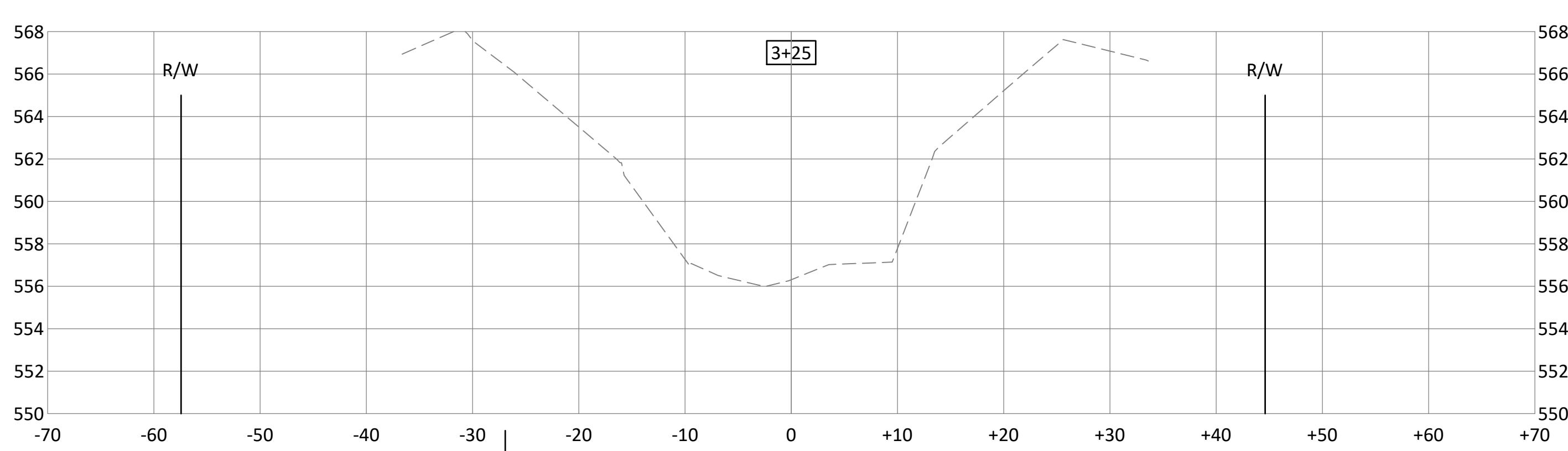
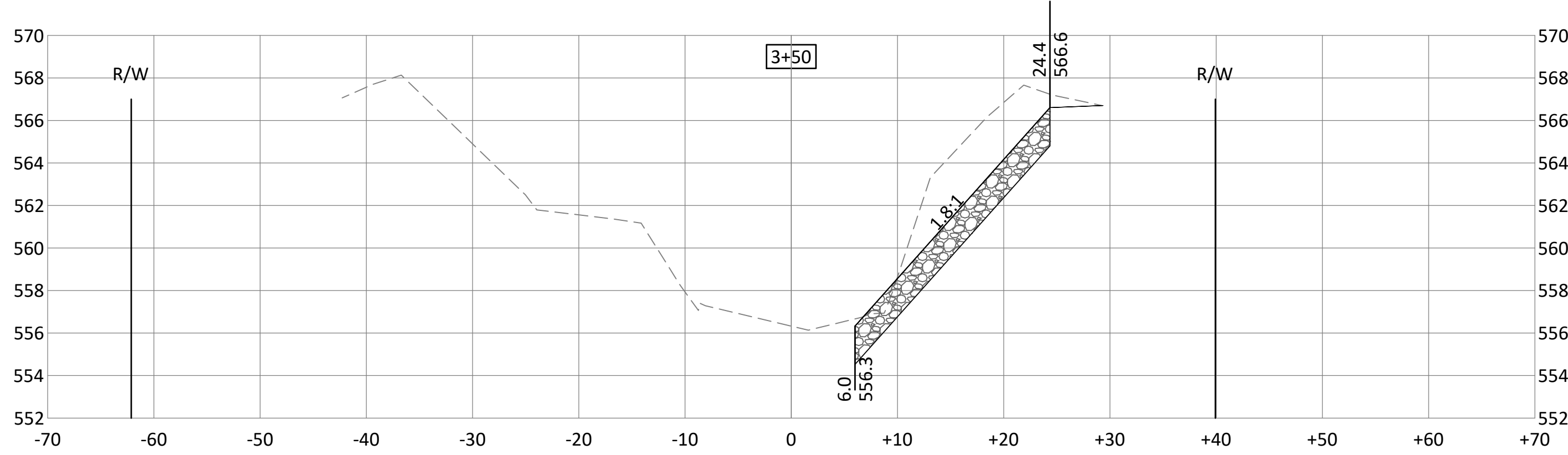
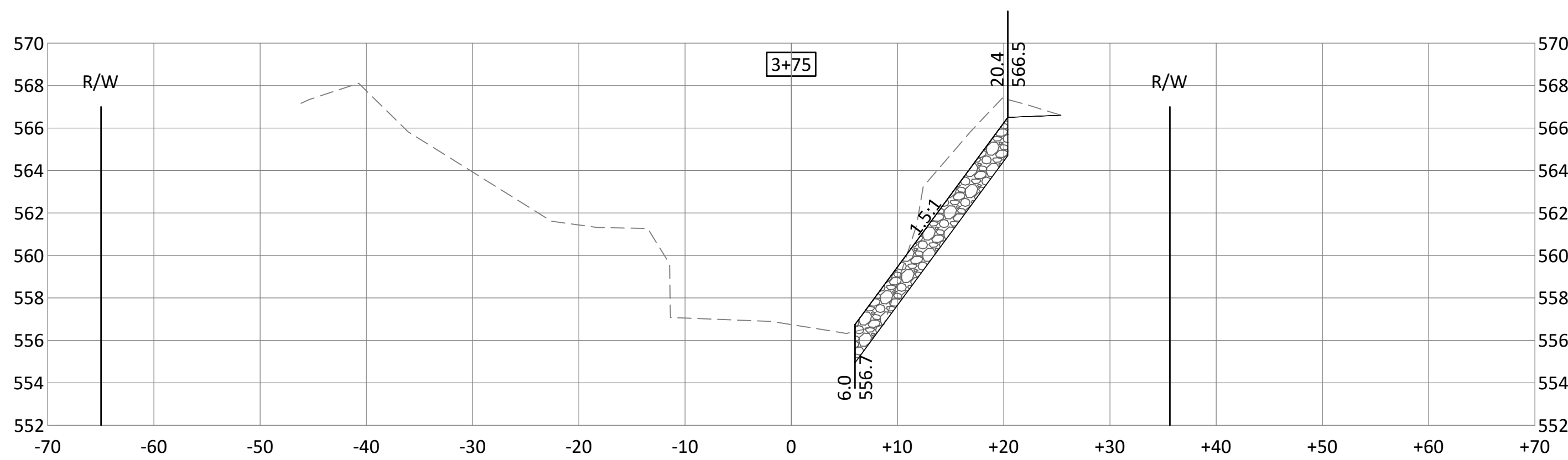
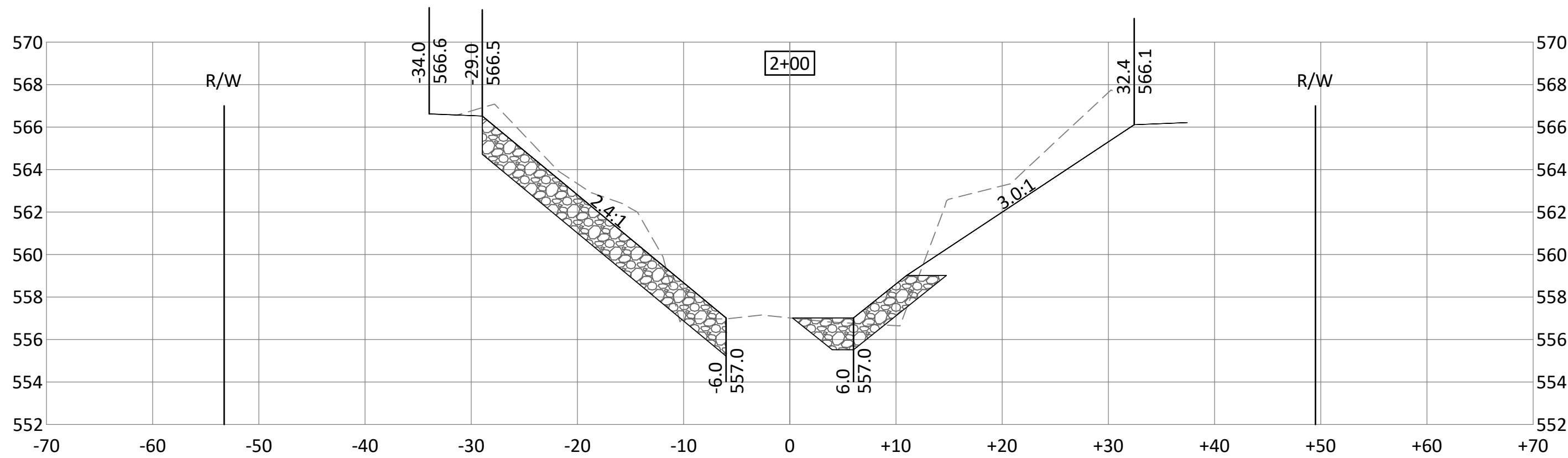
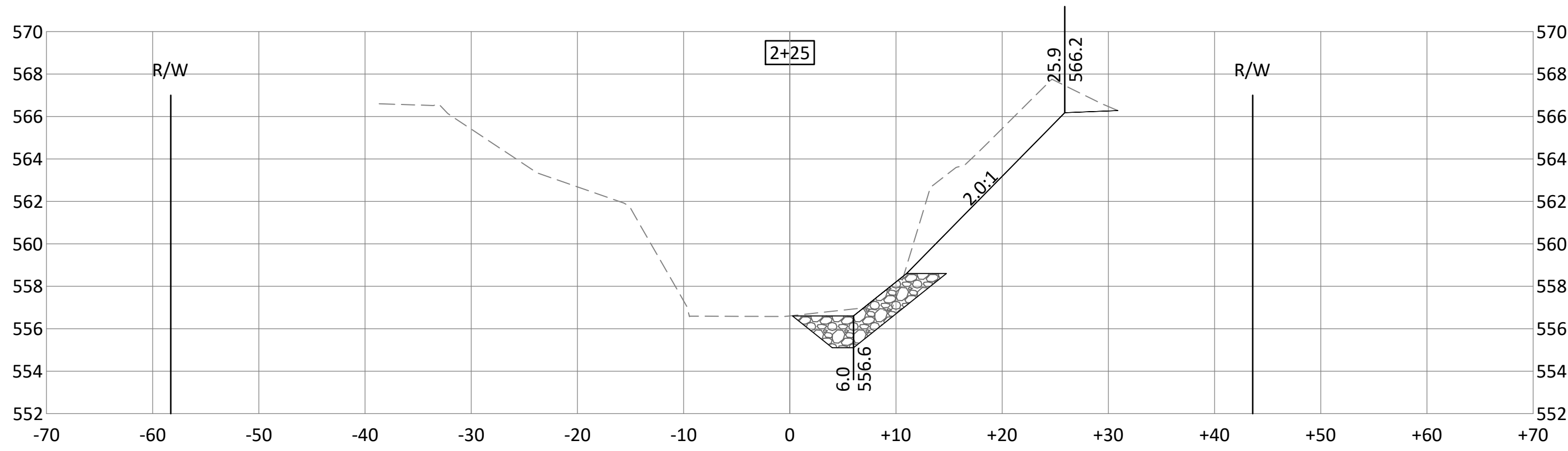
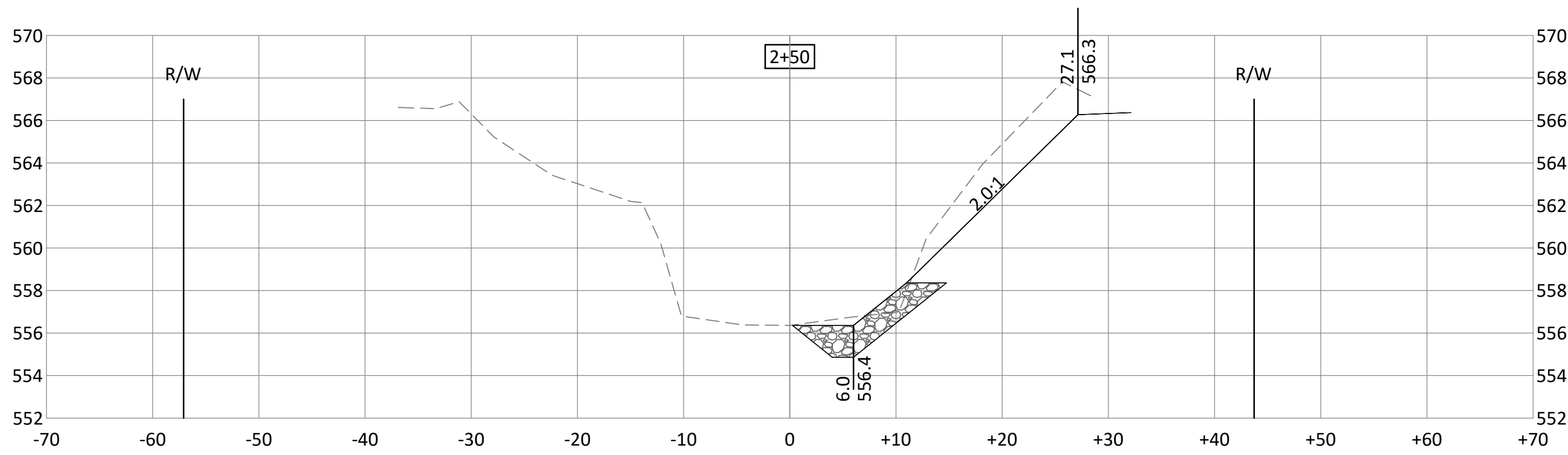
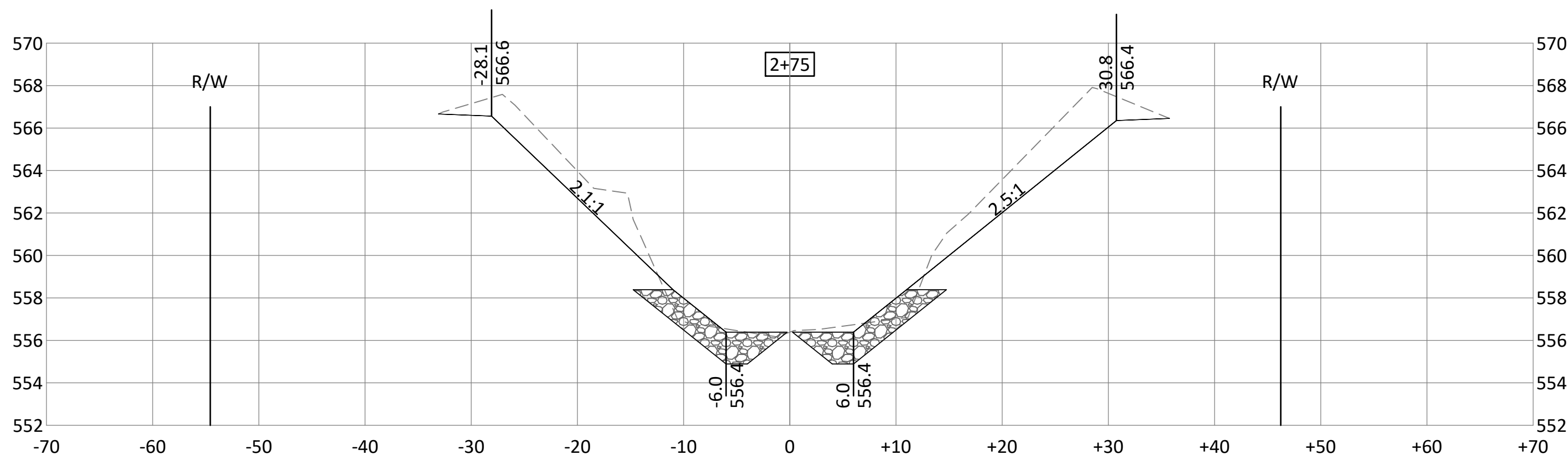
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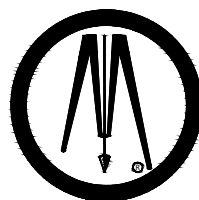
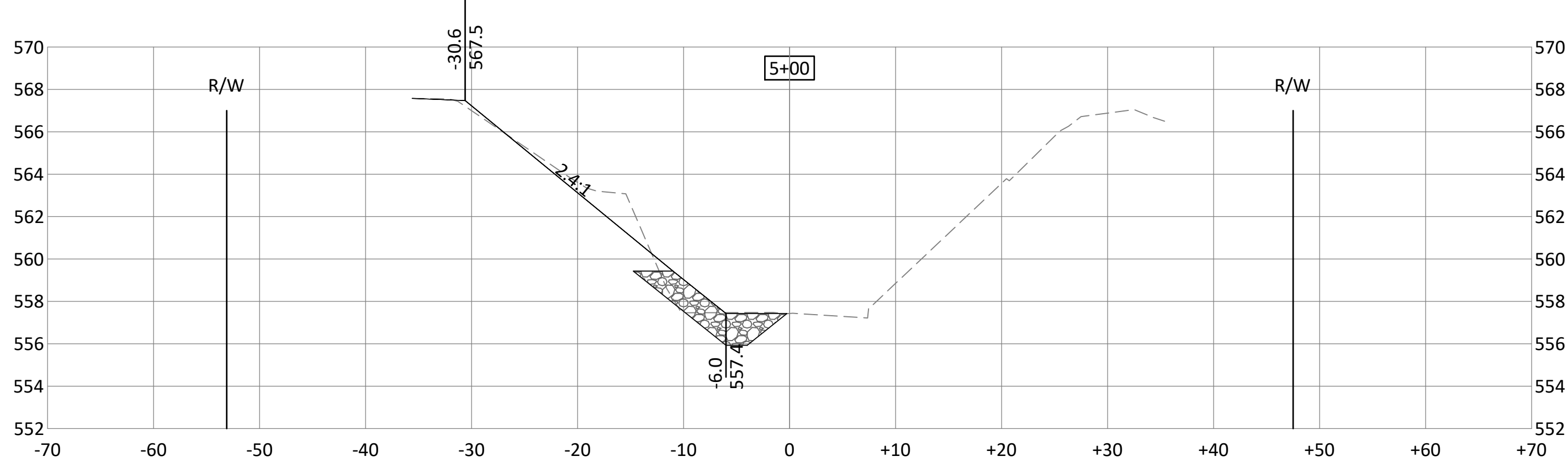
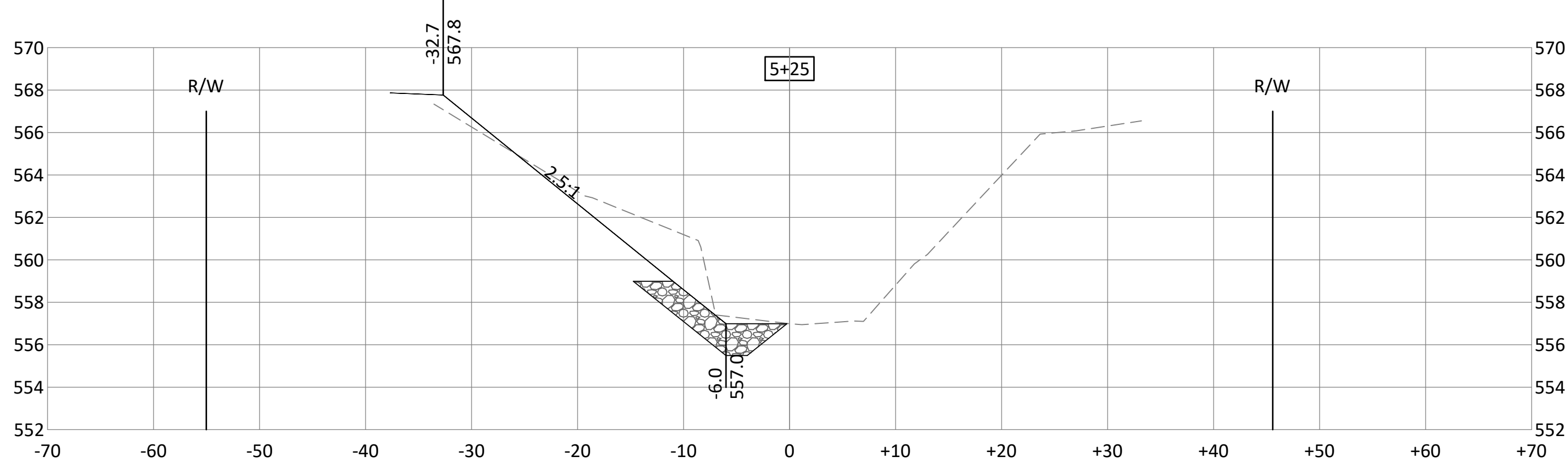
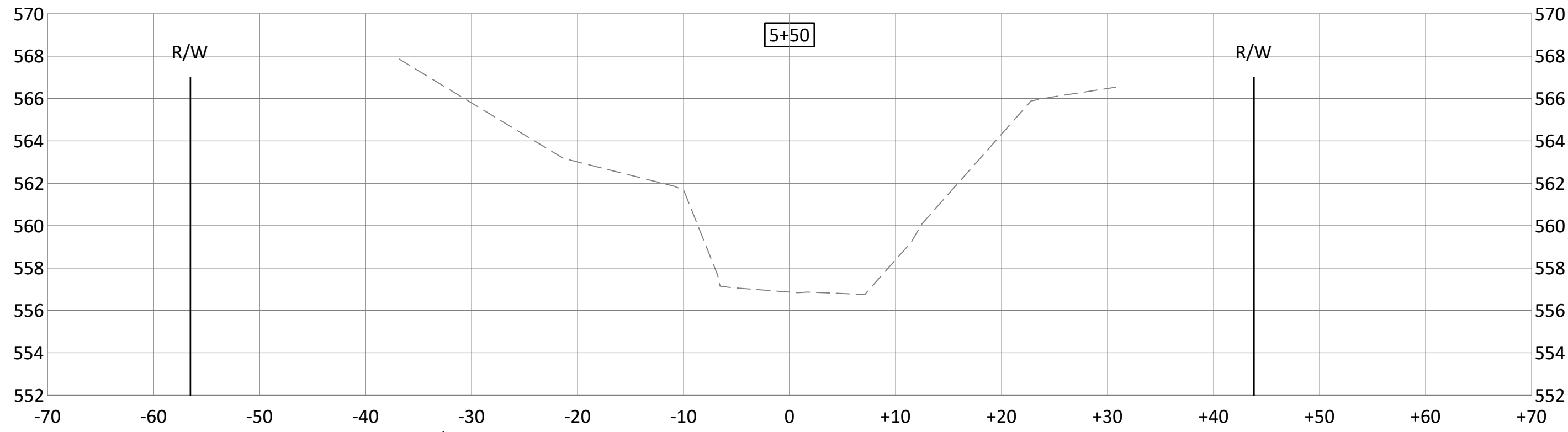
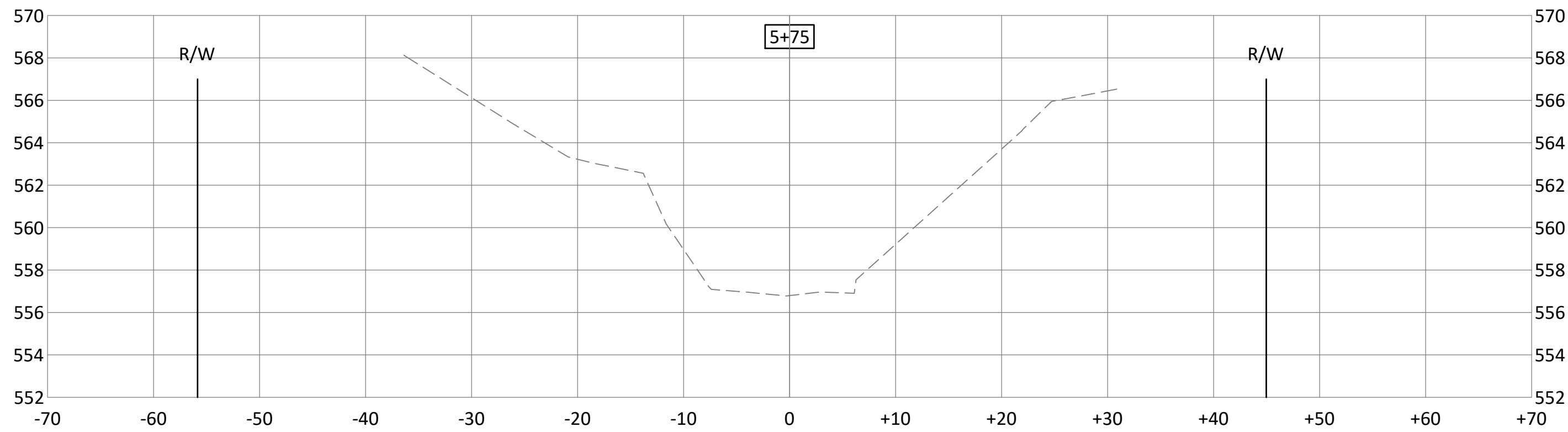
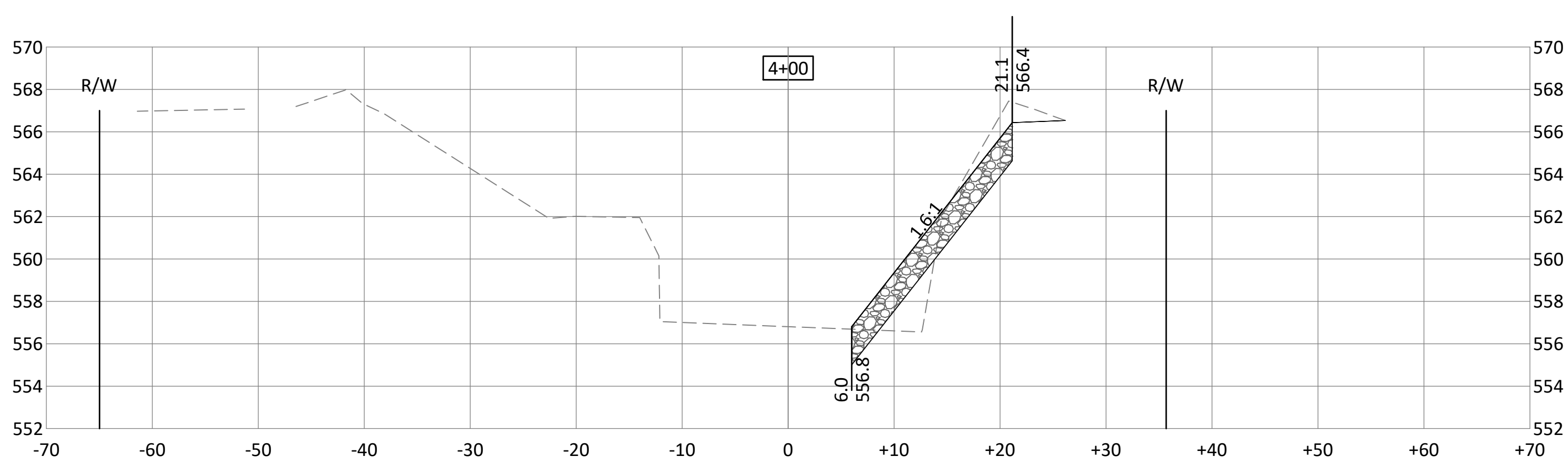
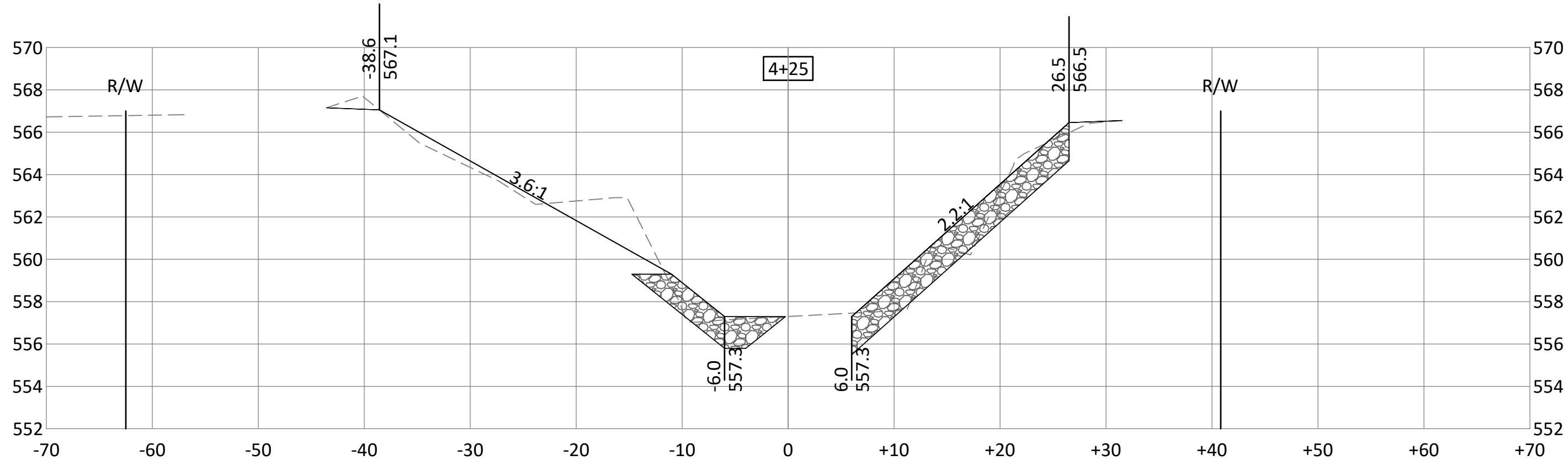
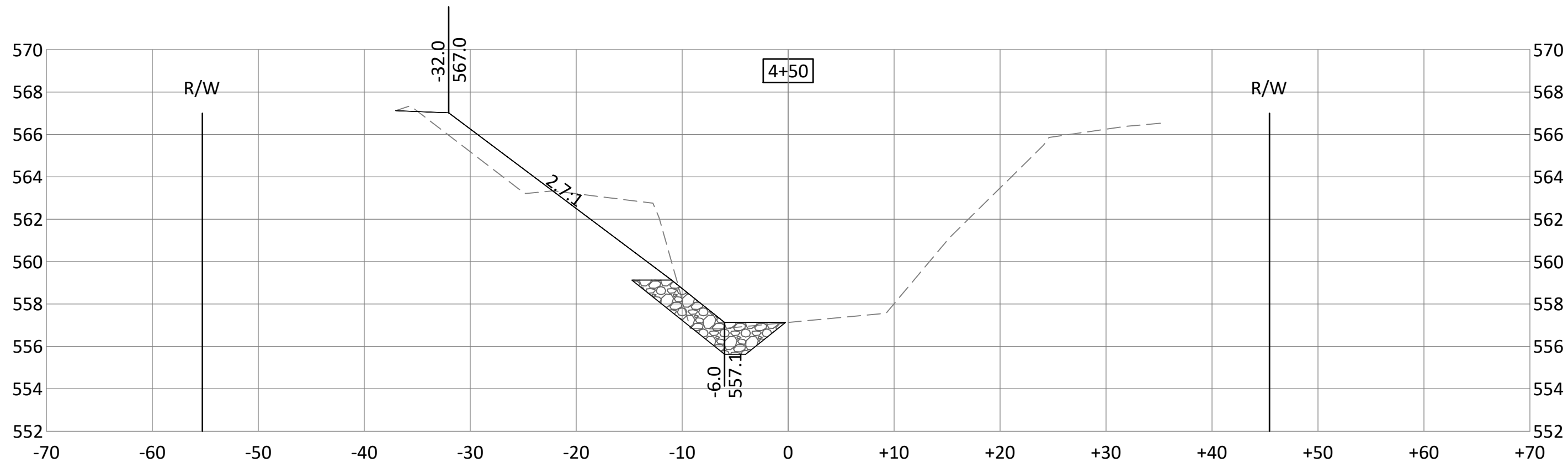
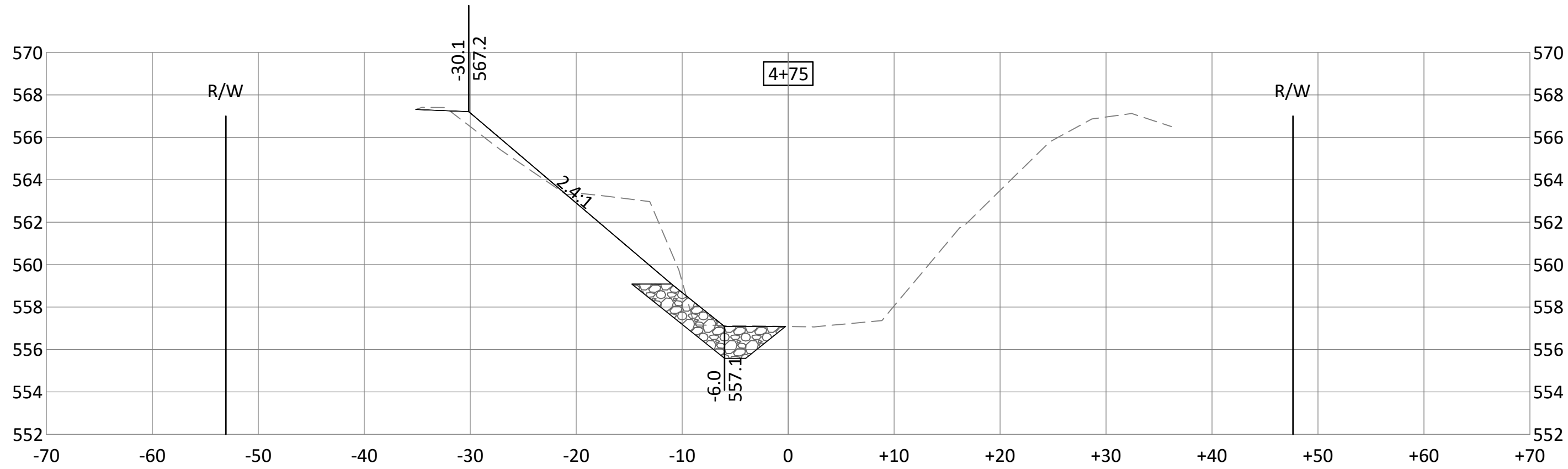
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BLACKHAWK CREEK STABILIZATION

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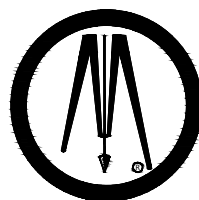
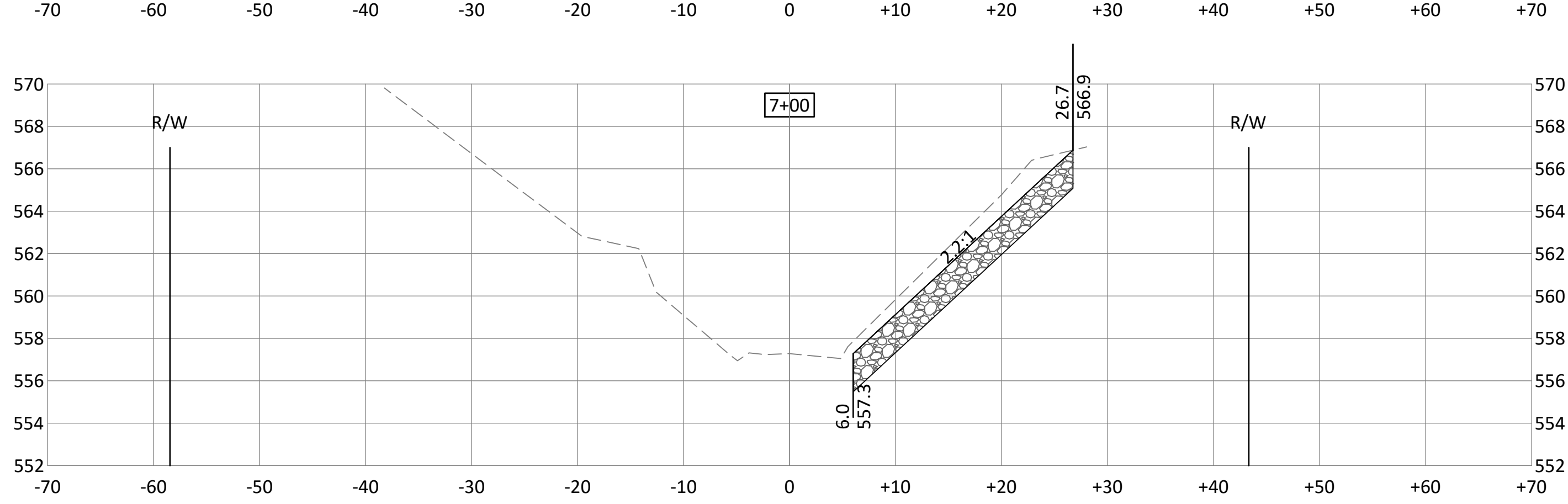
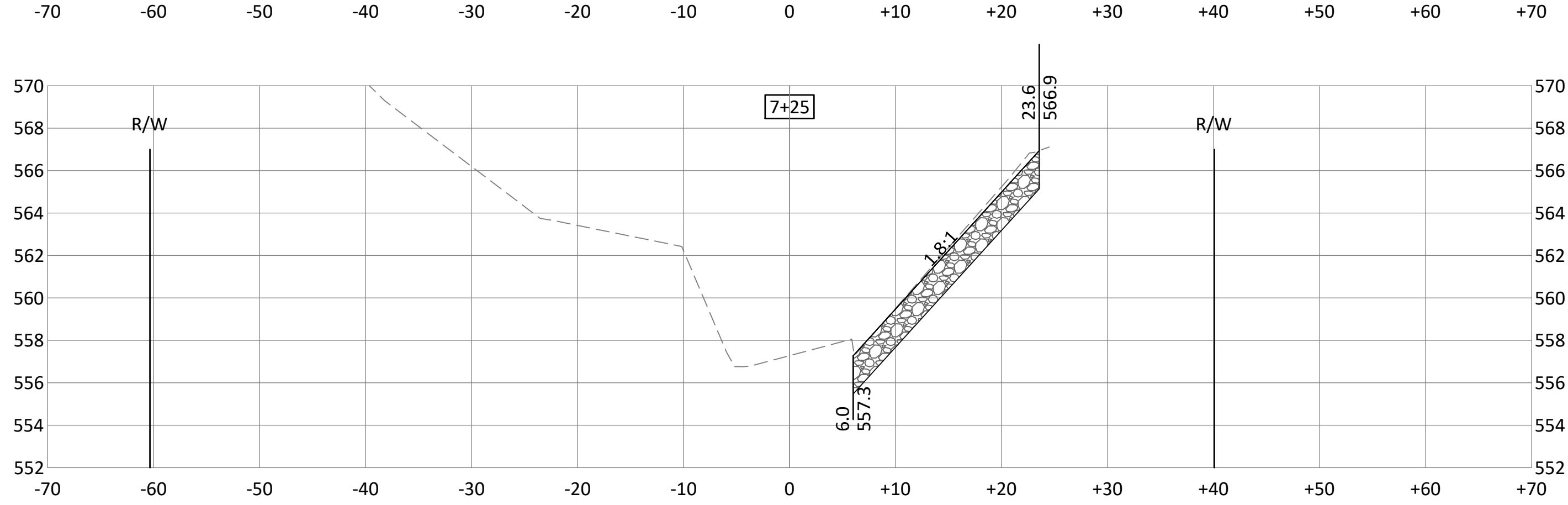
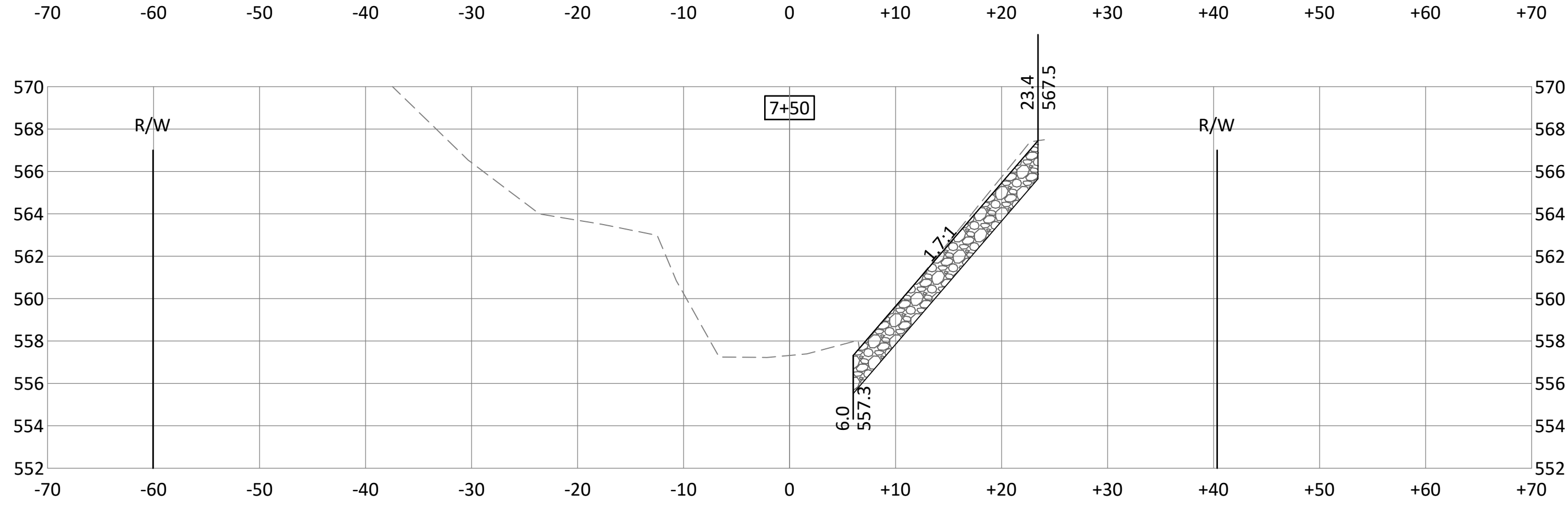
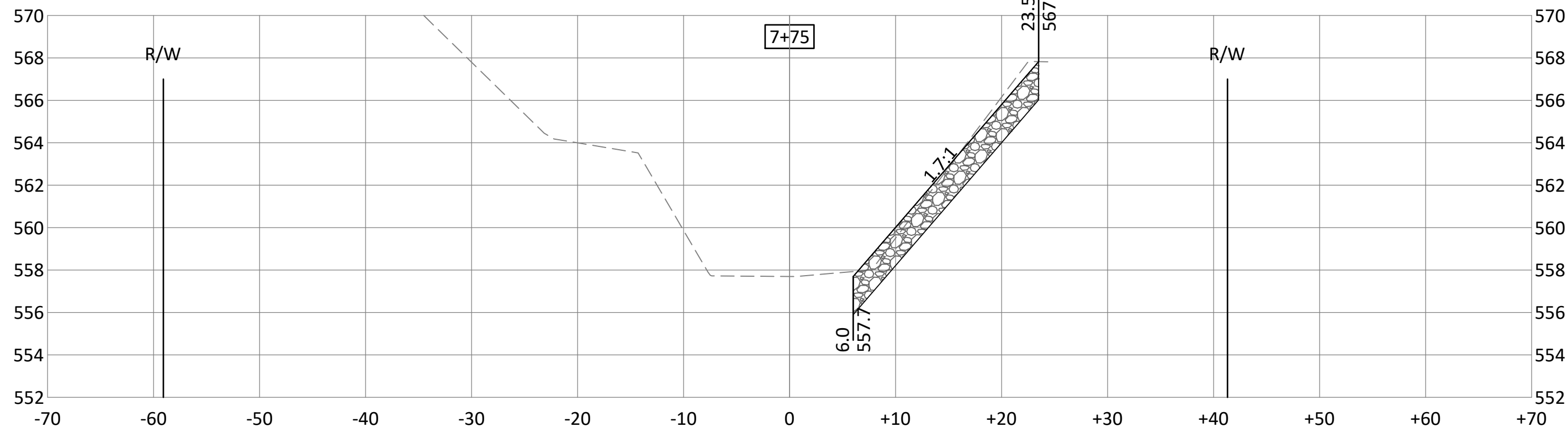
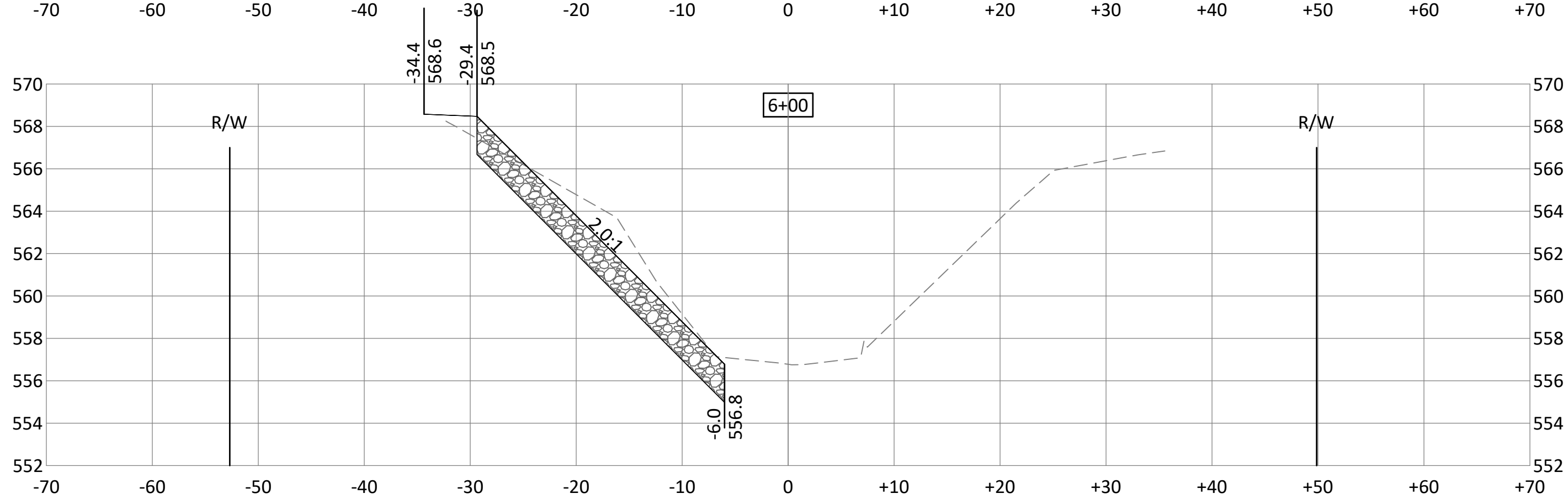
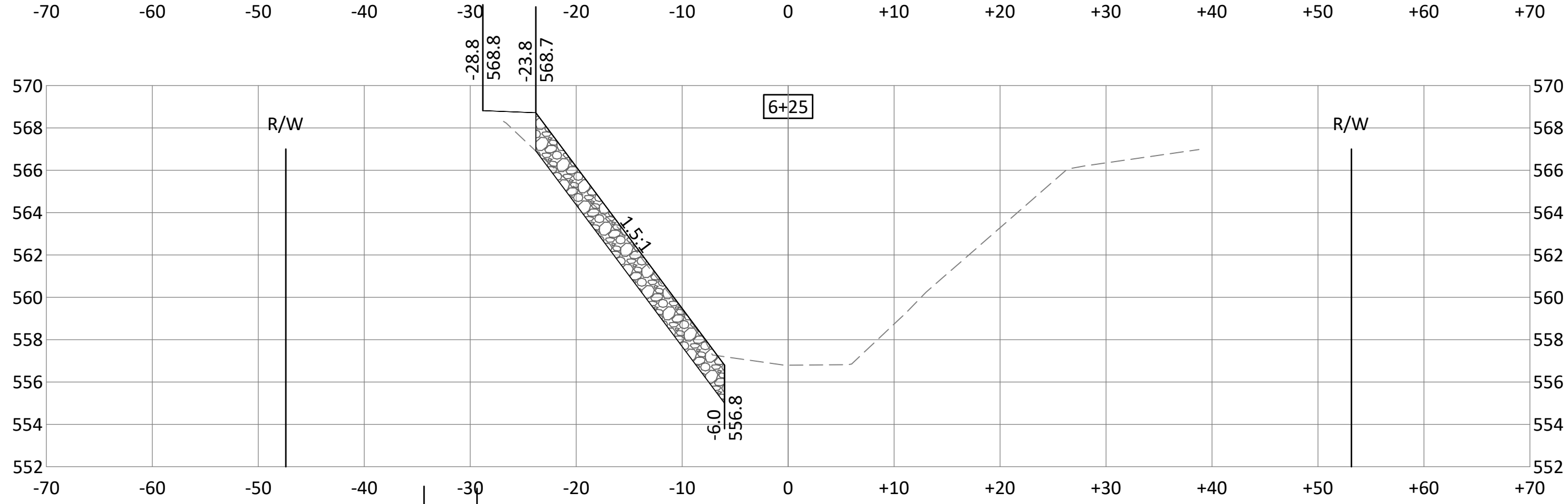
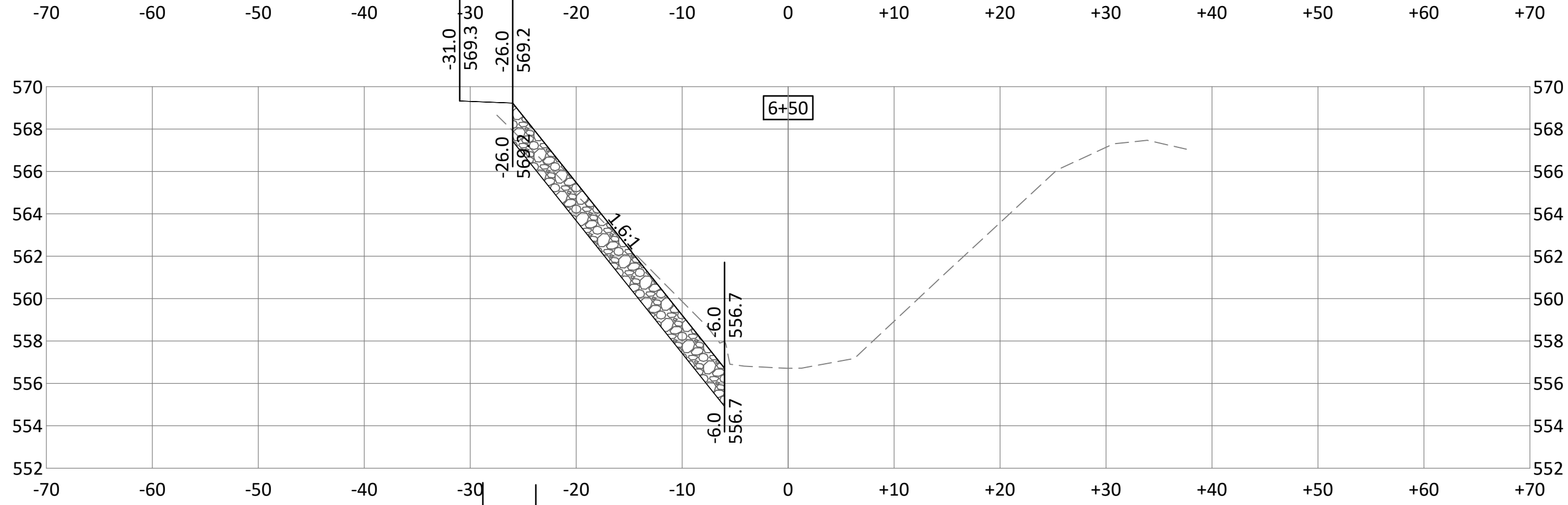
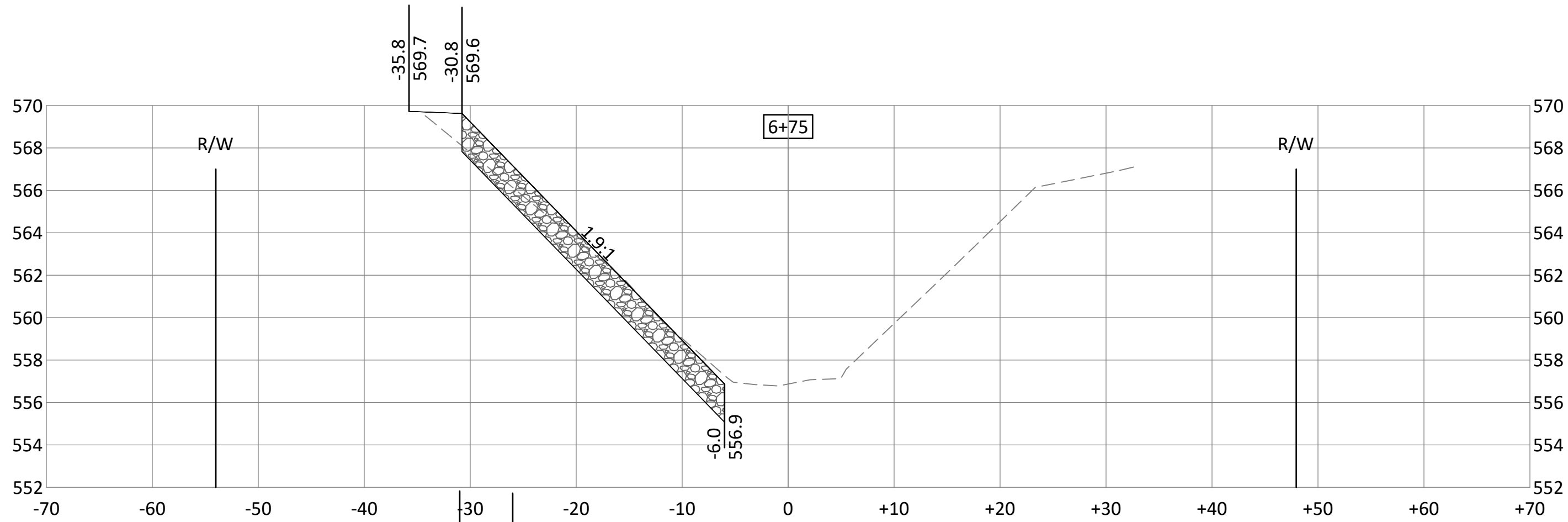
CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION

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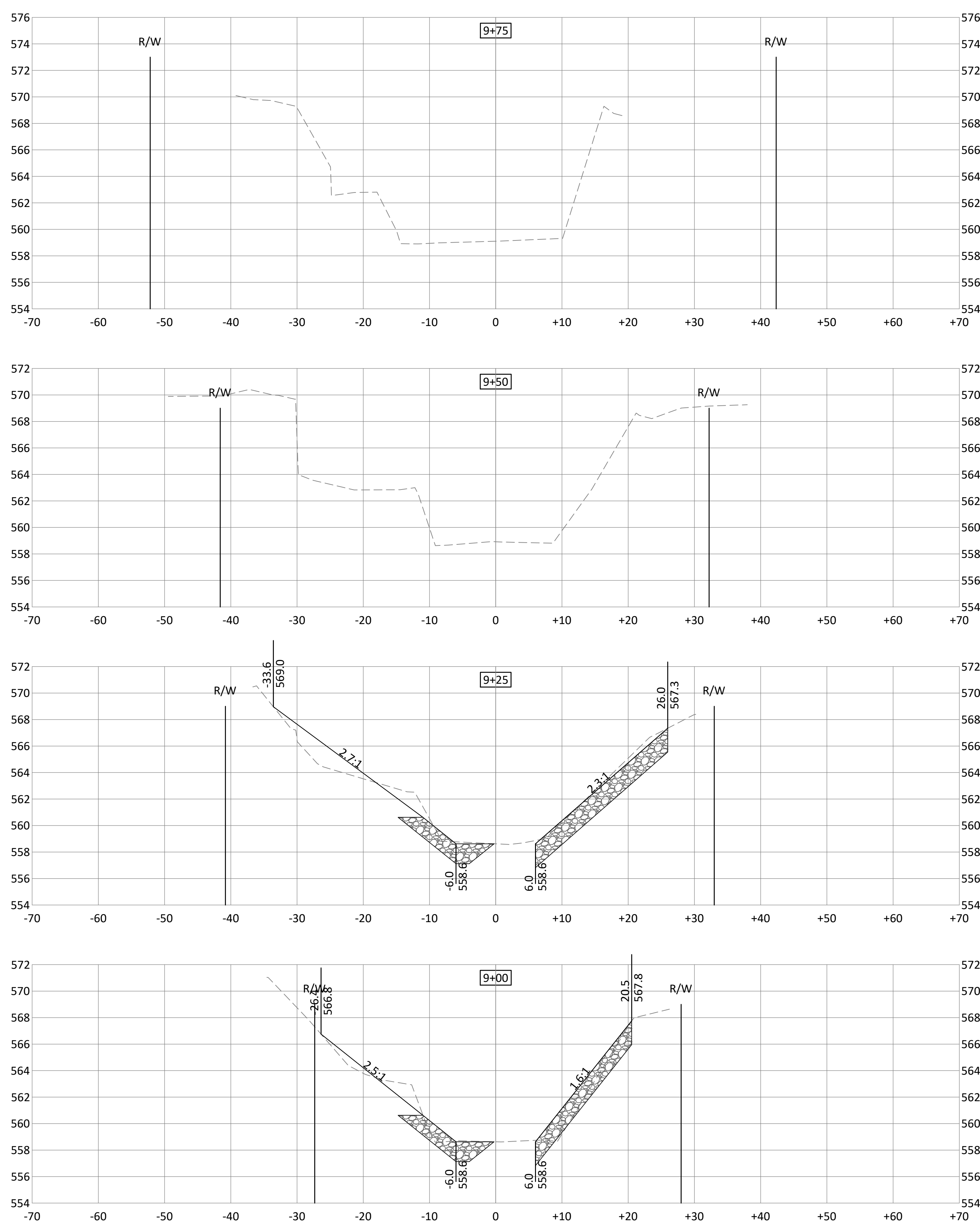
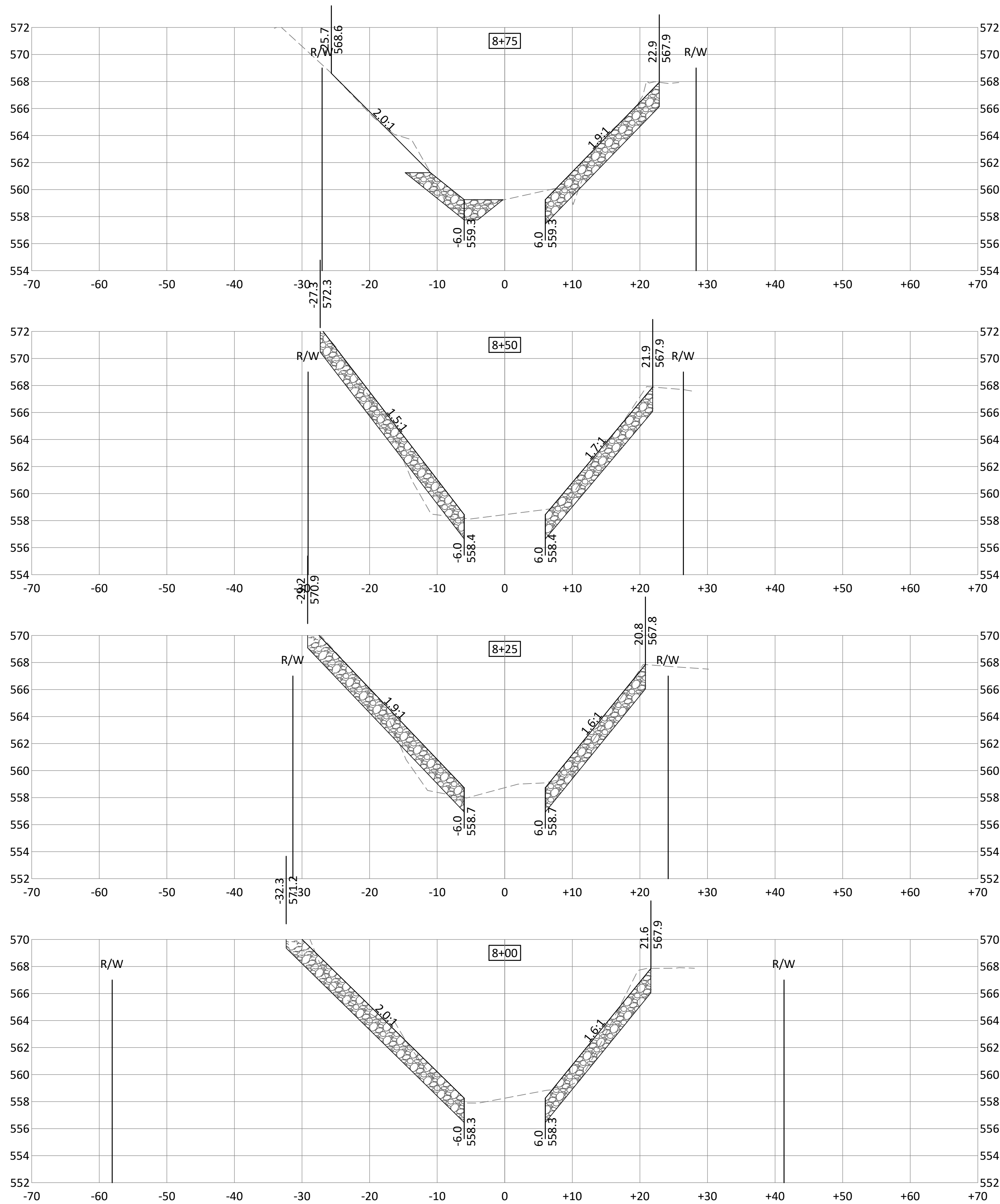
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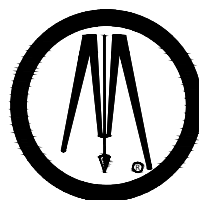
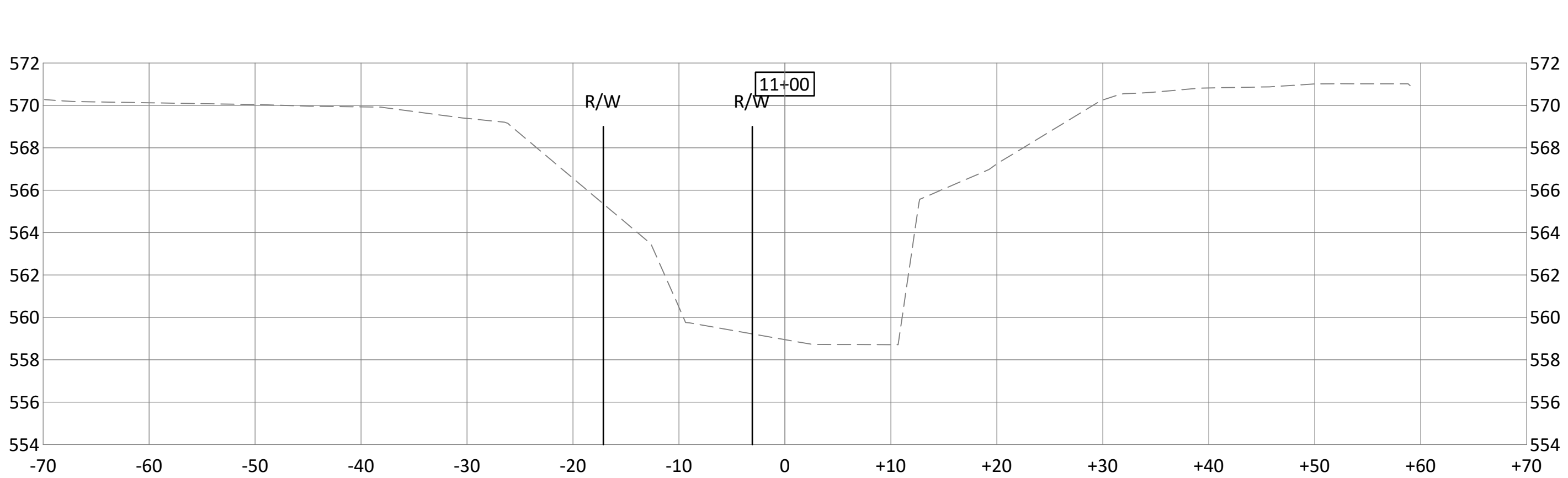
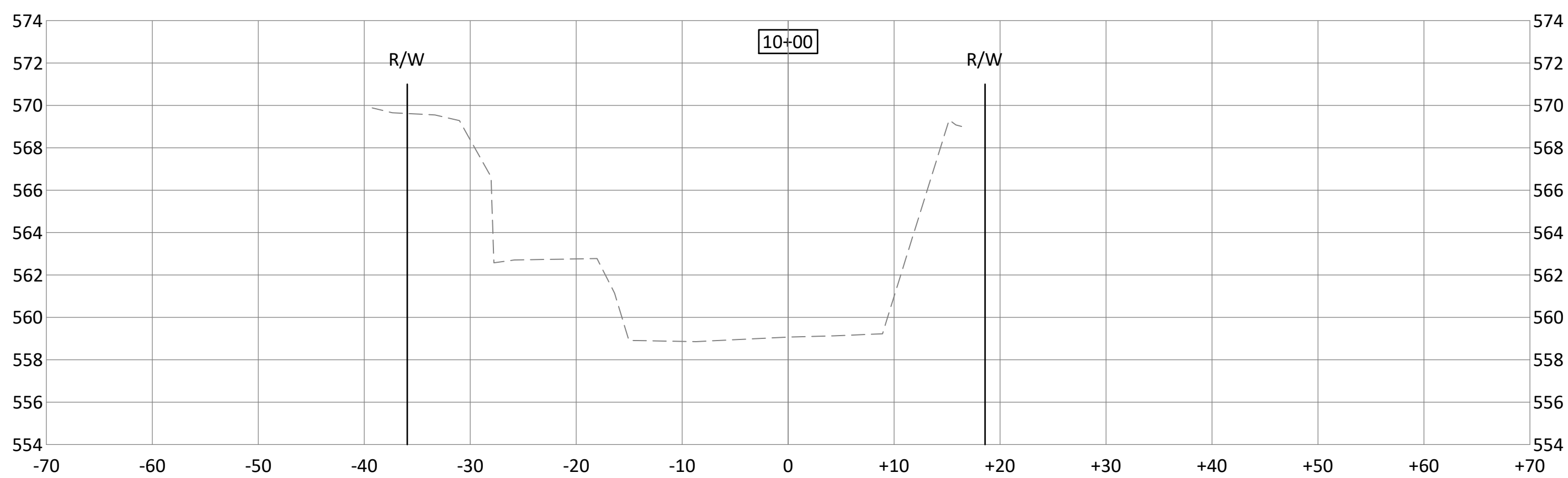
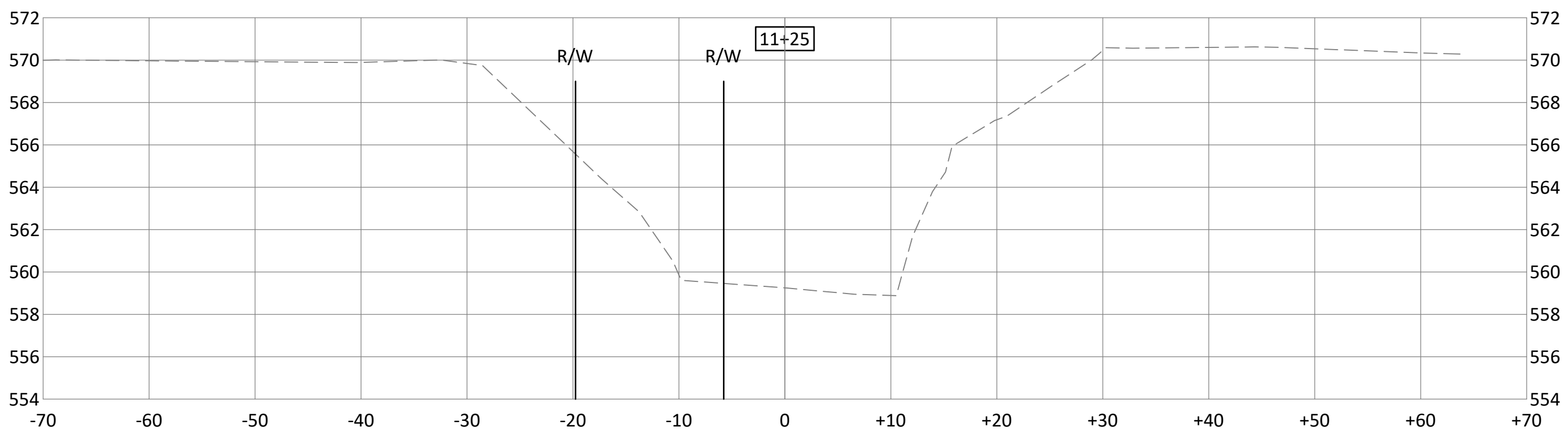
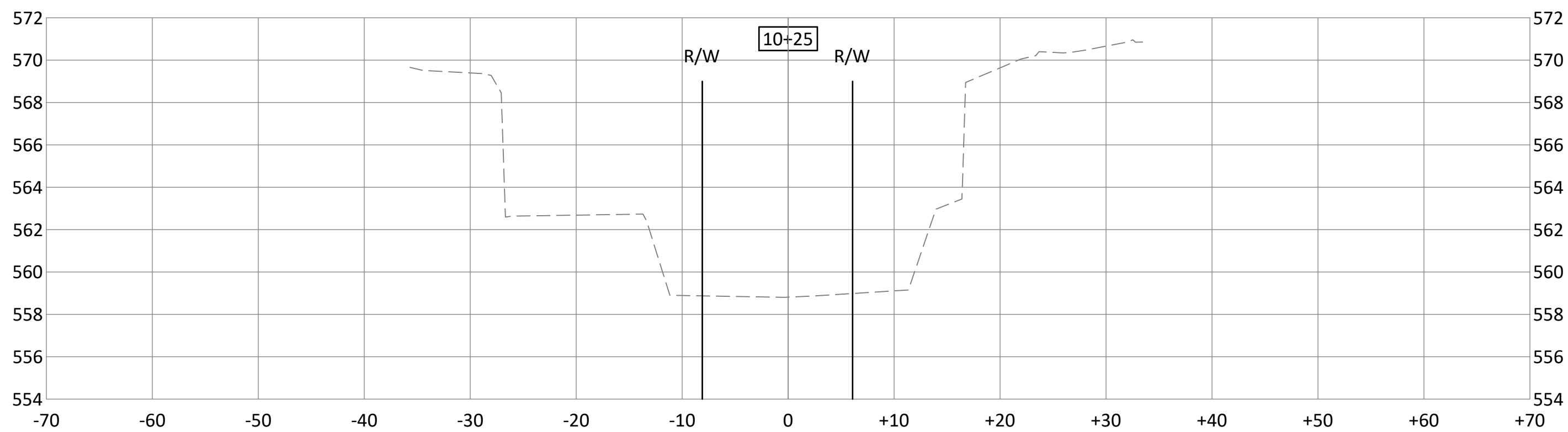
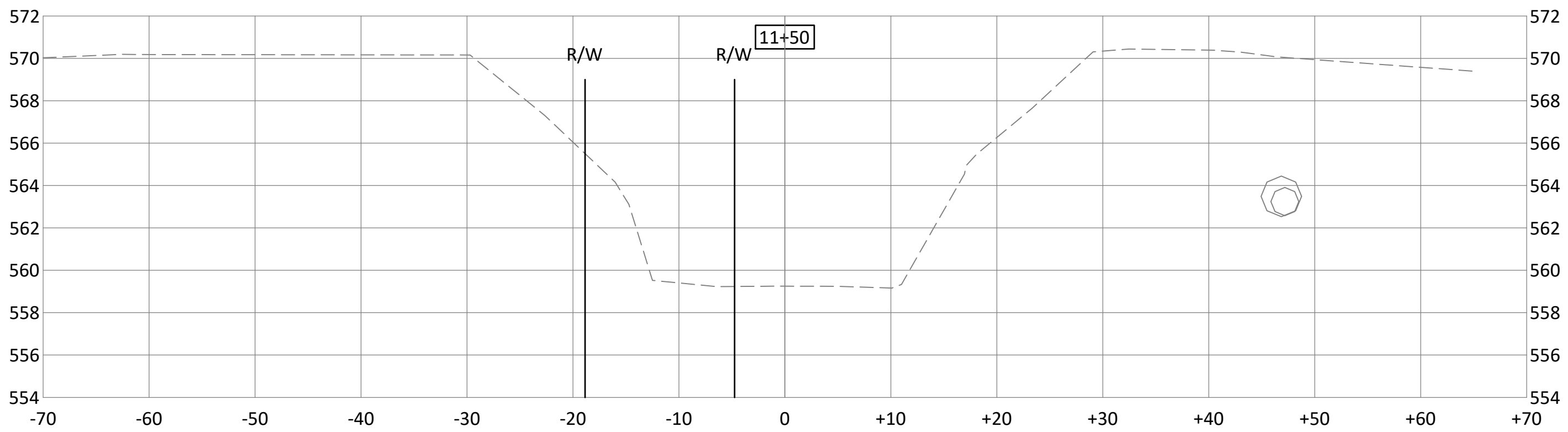
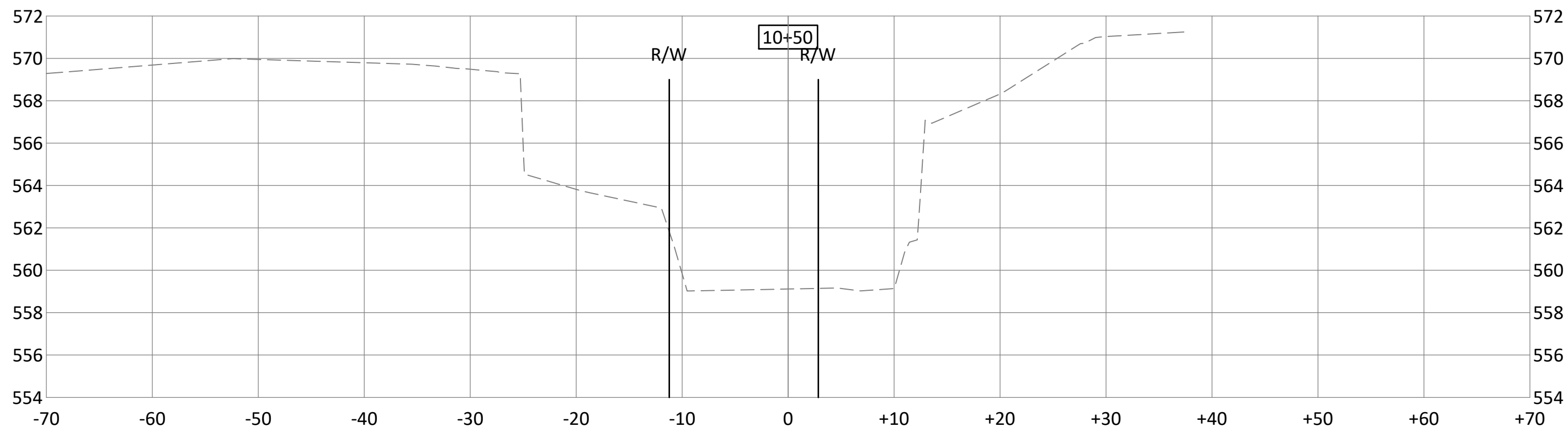
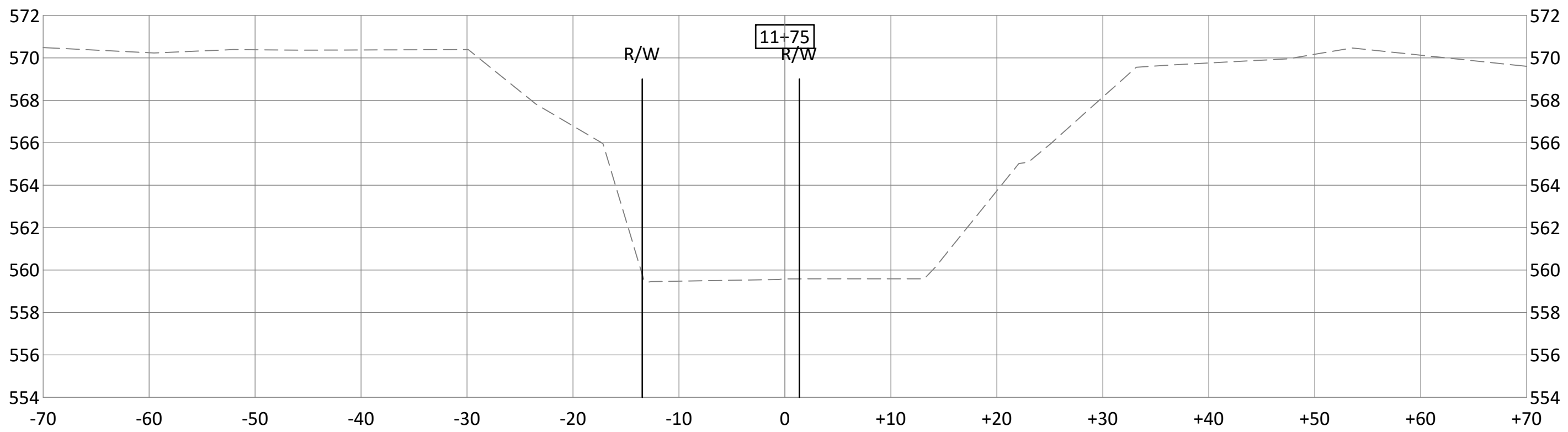
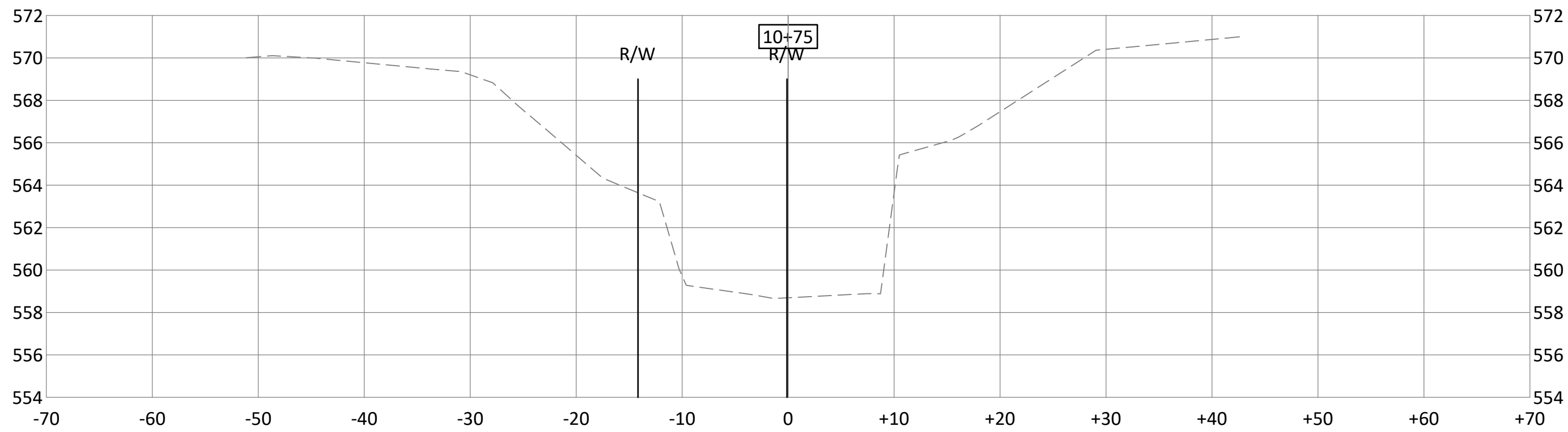
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CITY OF DAVENPORT, IOWA
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DESIGNED	NO.	ISSUED FOR	DATE
TJT	1	30% REVIEW	6-9-2020
TJT	2	60% REVIEW	7-24-2020
CHECKED			
RMB			
CLIENT PROJ. NO.			
G11.120525			

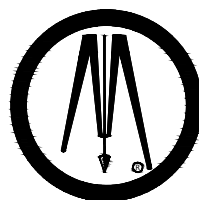
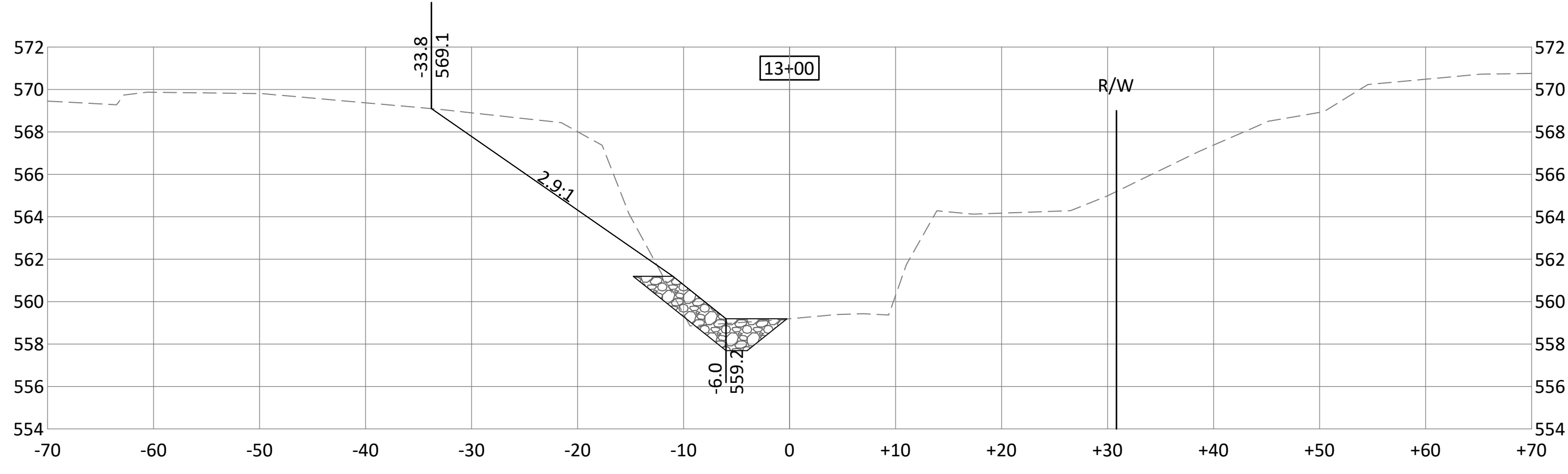
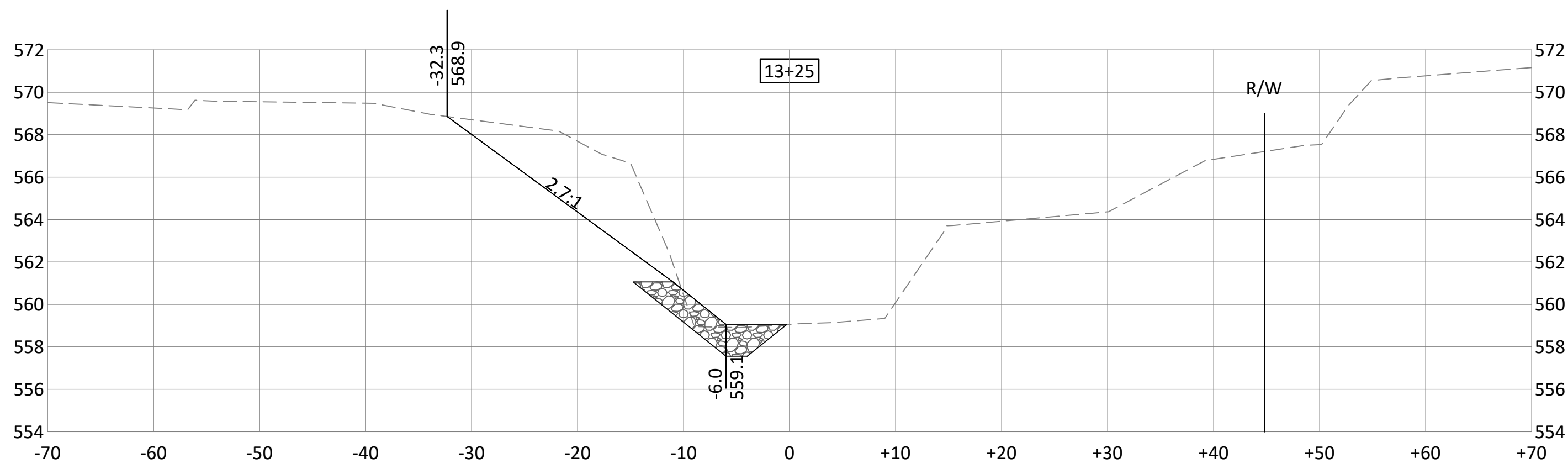
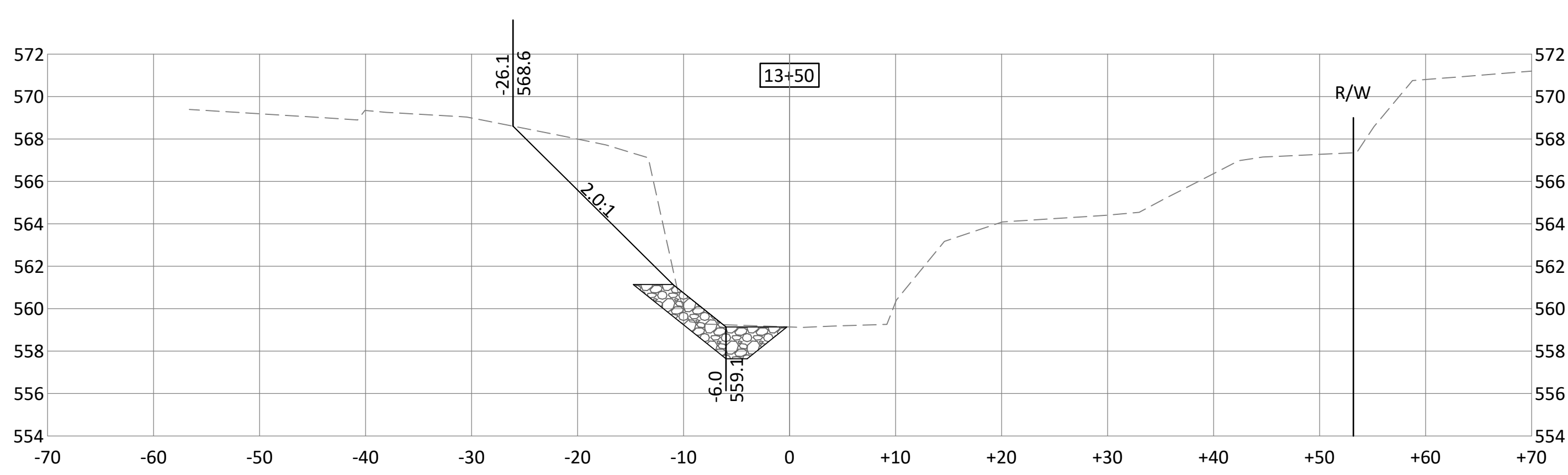
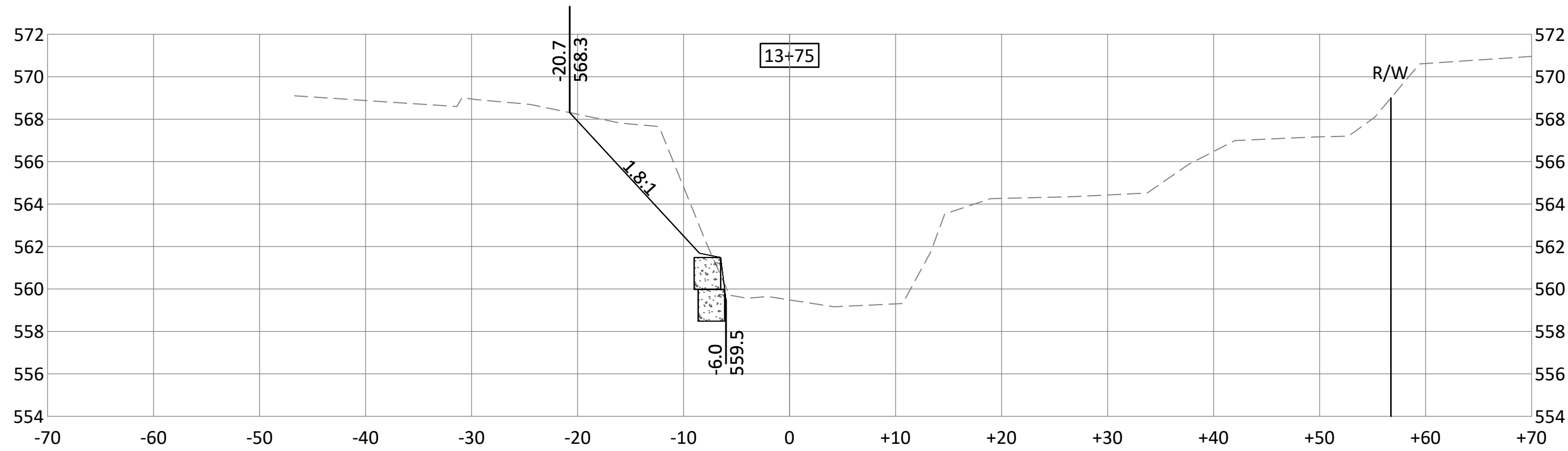
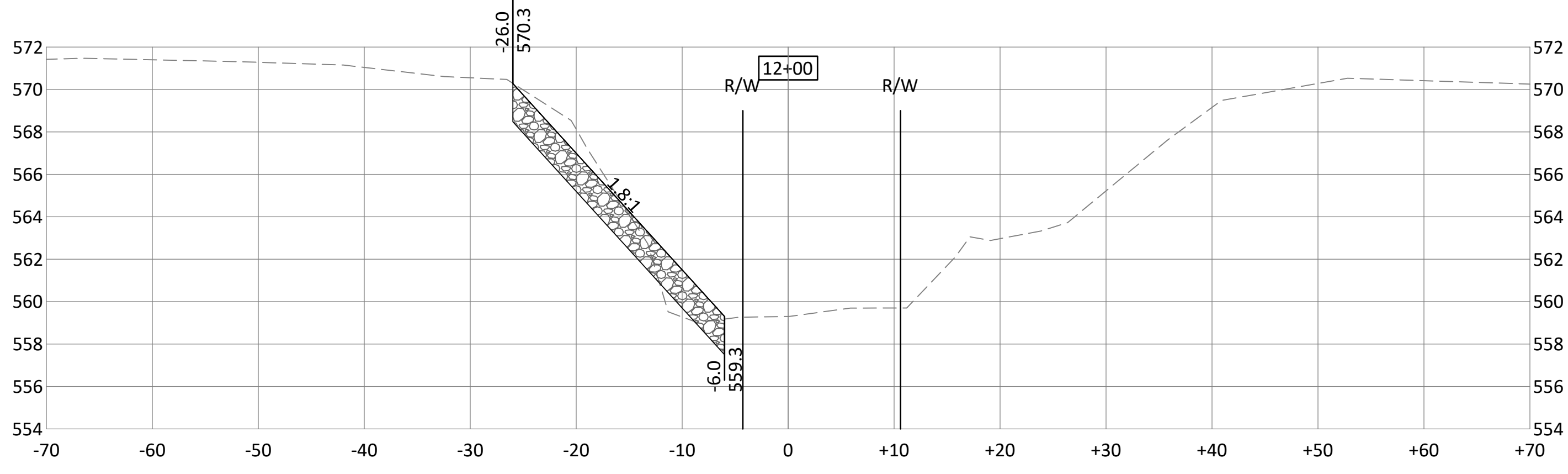
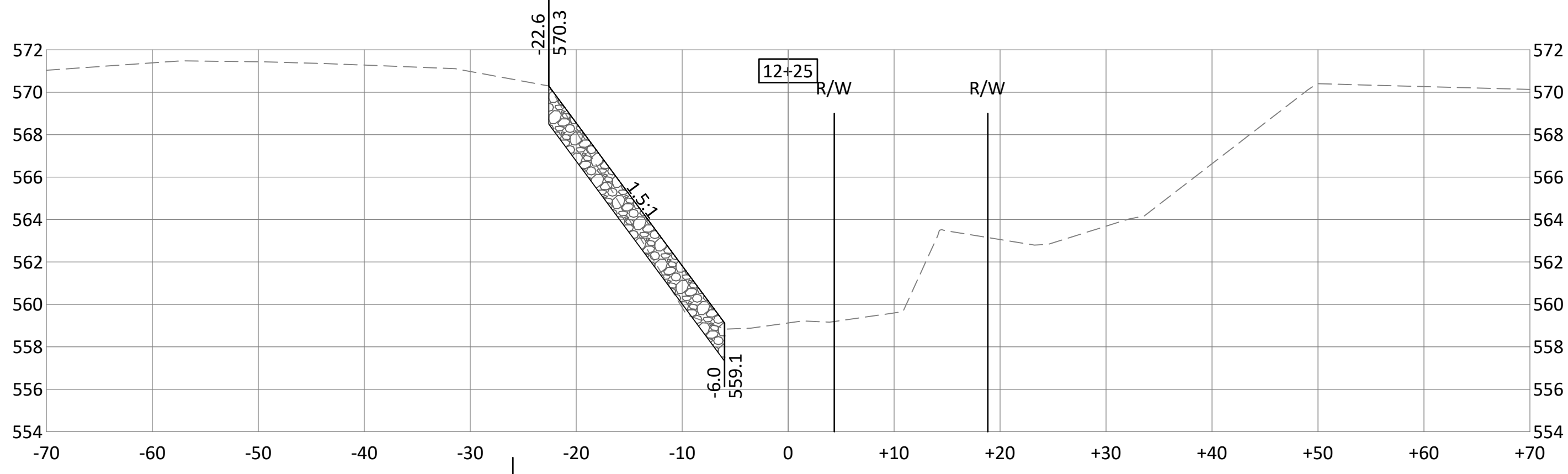
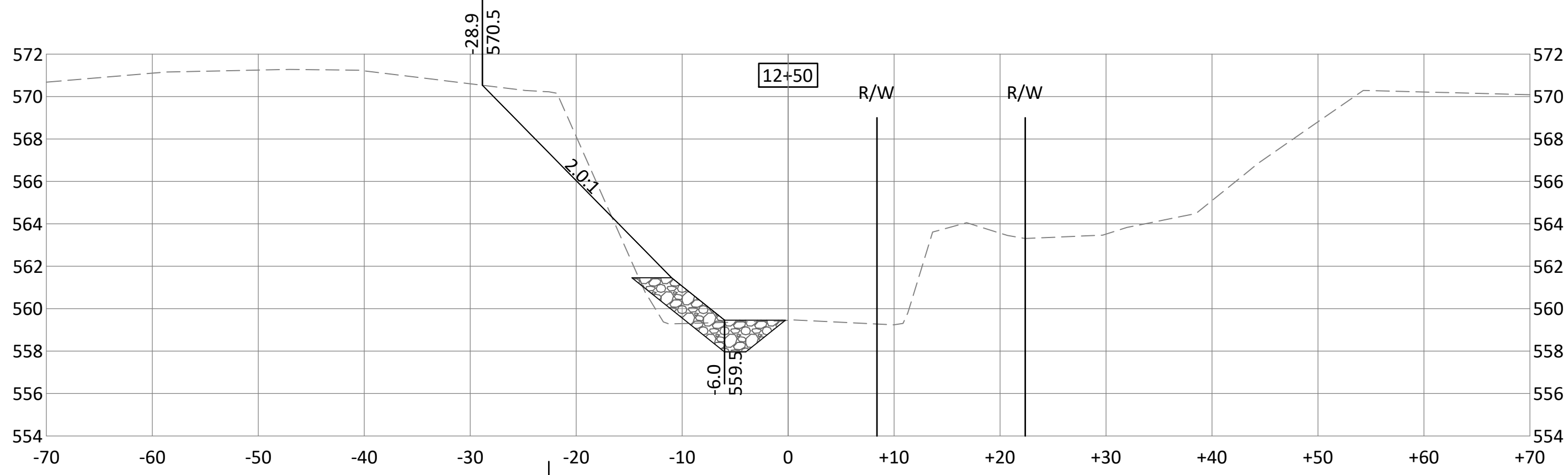
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BLACKHAWK CREEK STABILIZATION

CROSS SECTIONS

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W.06

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CHECKED	RMB						
CLIENT PROJ. NO.	G11.120525						

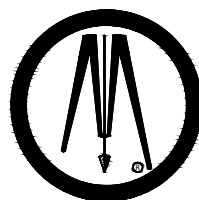
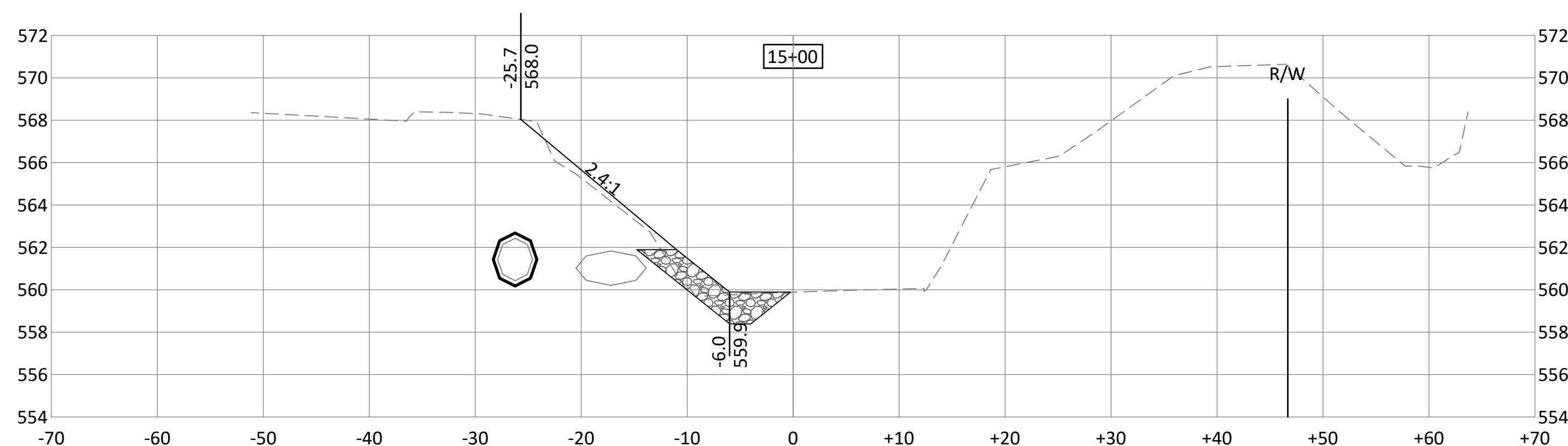
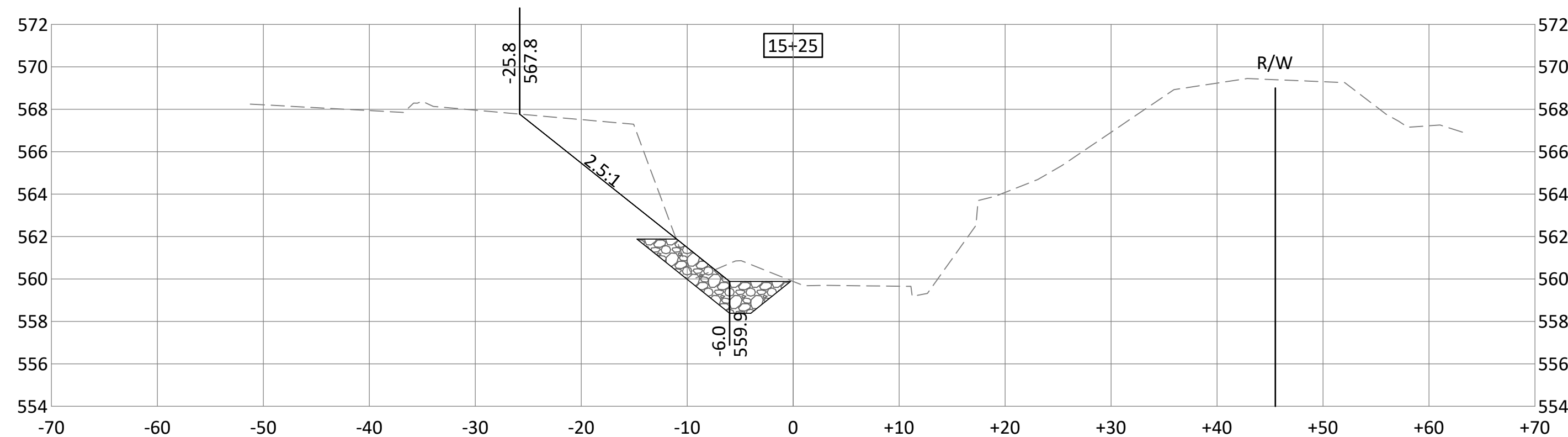
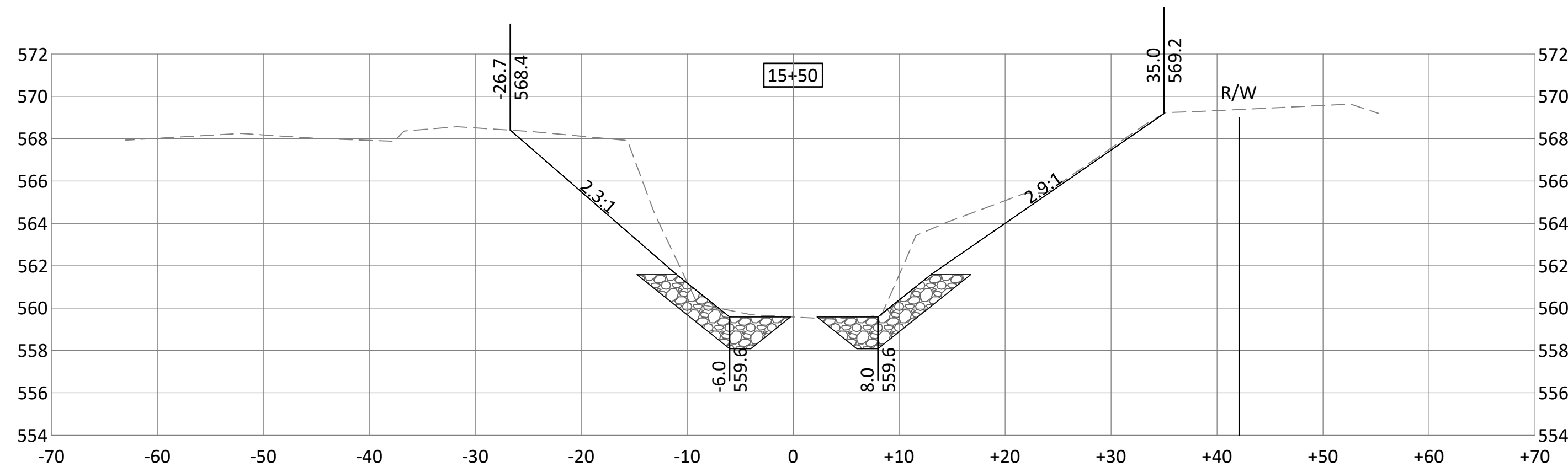
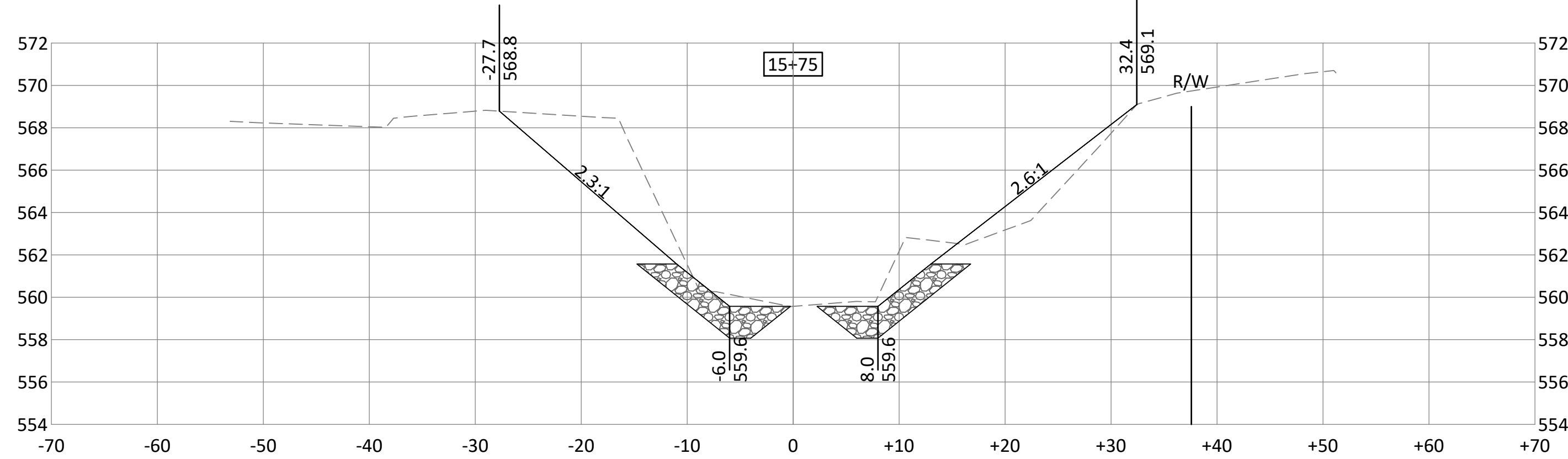
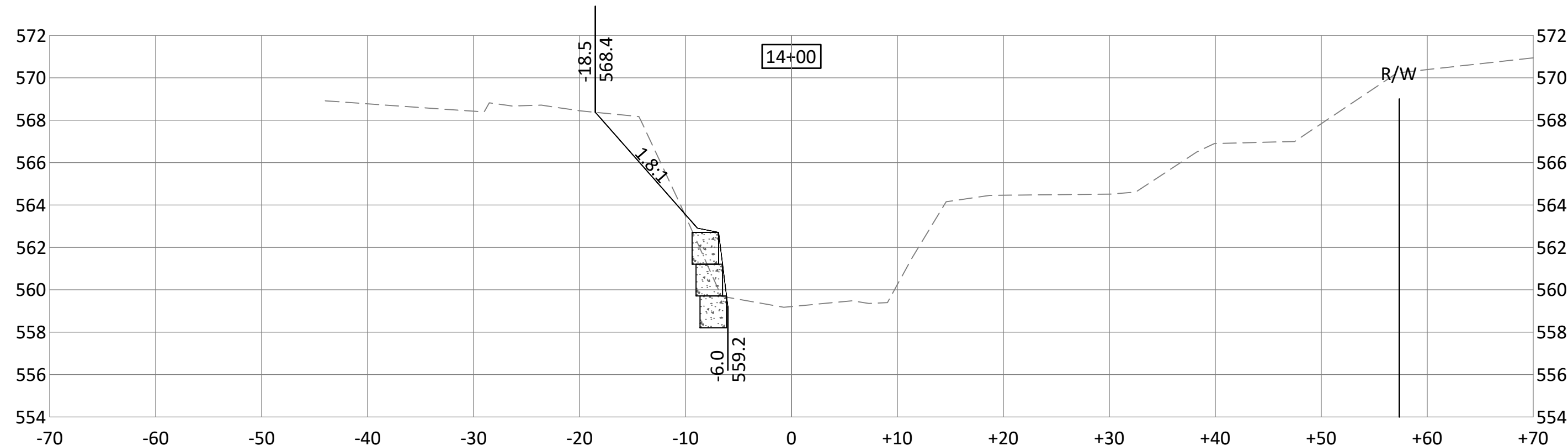
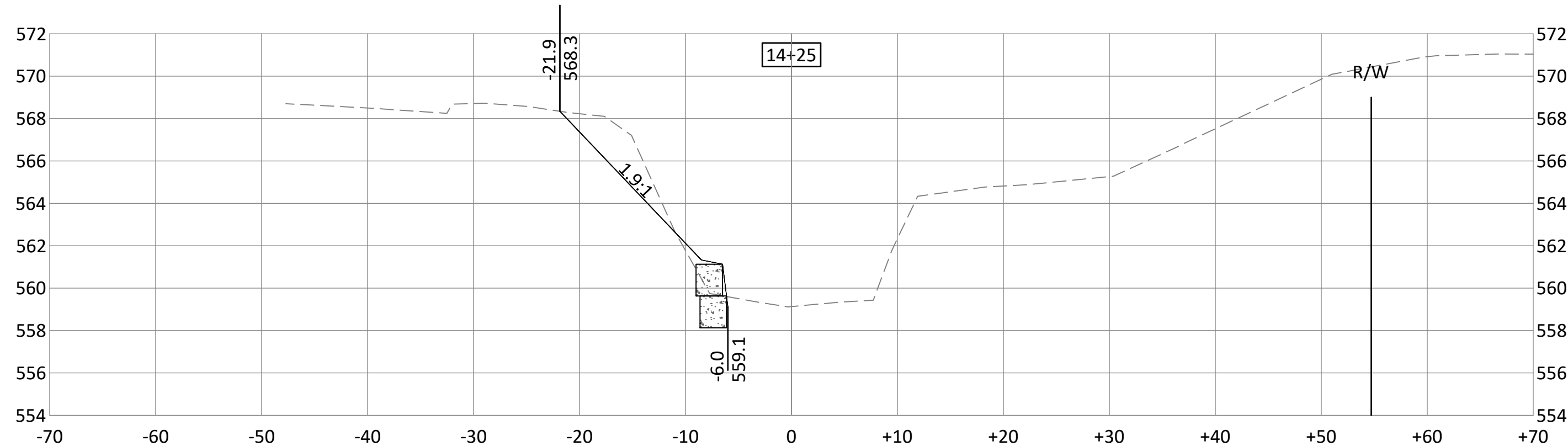
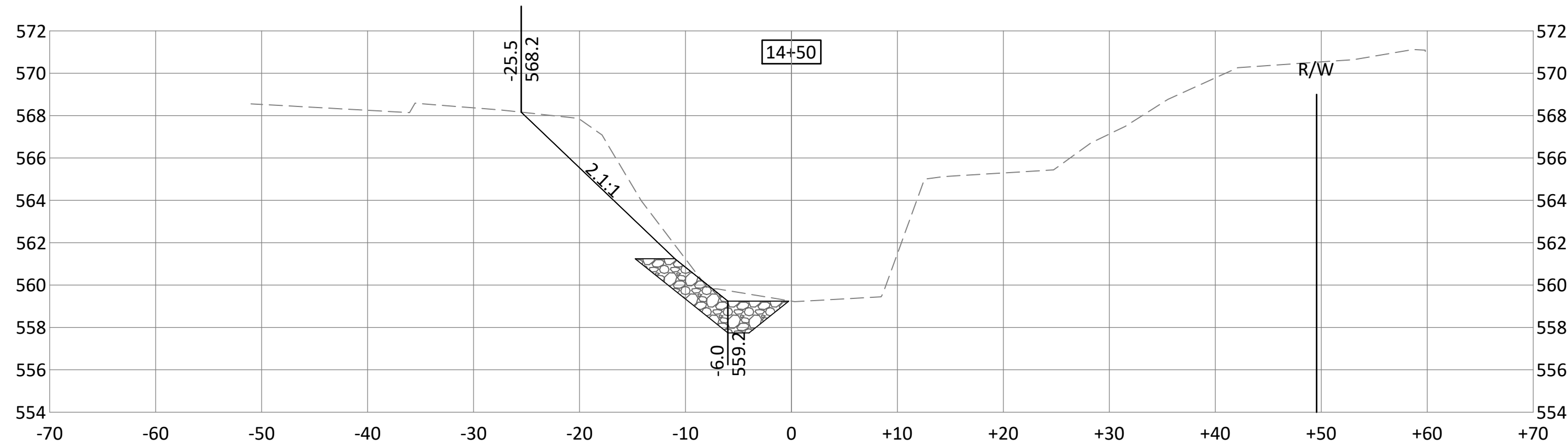
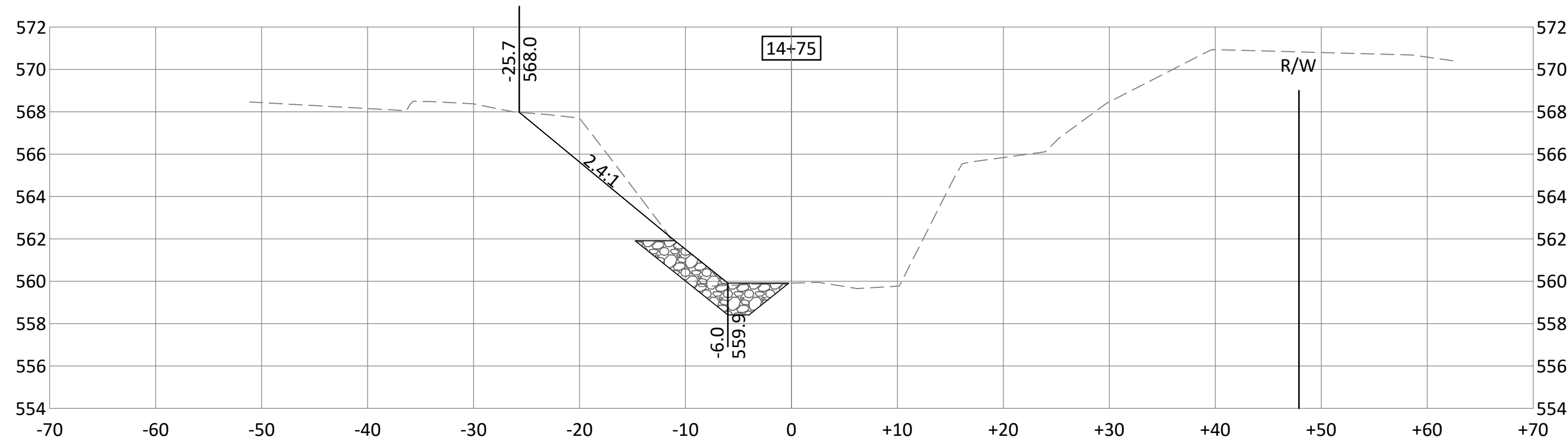
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BLACKHAWK CREEK STABILIZATION

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CLIENT PROJ. NO.	G11.120525						

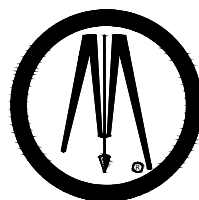
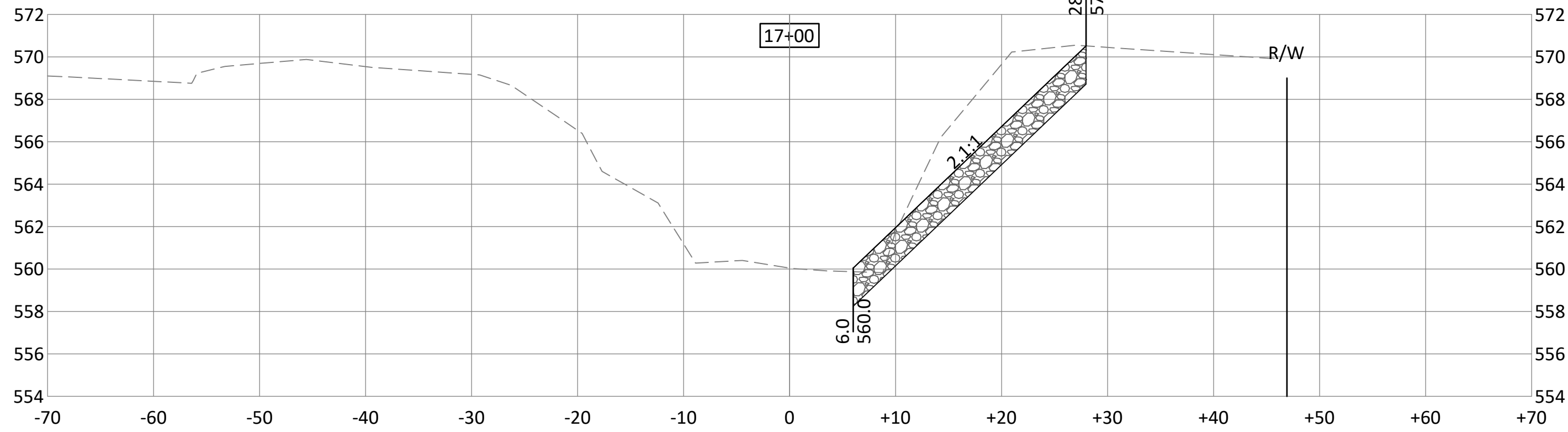
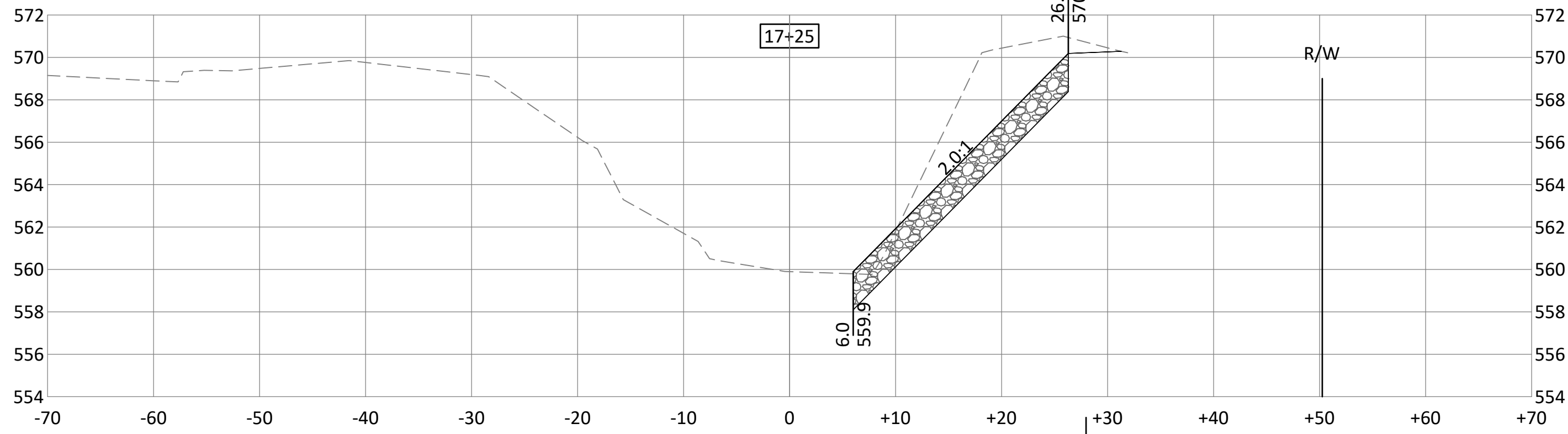
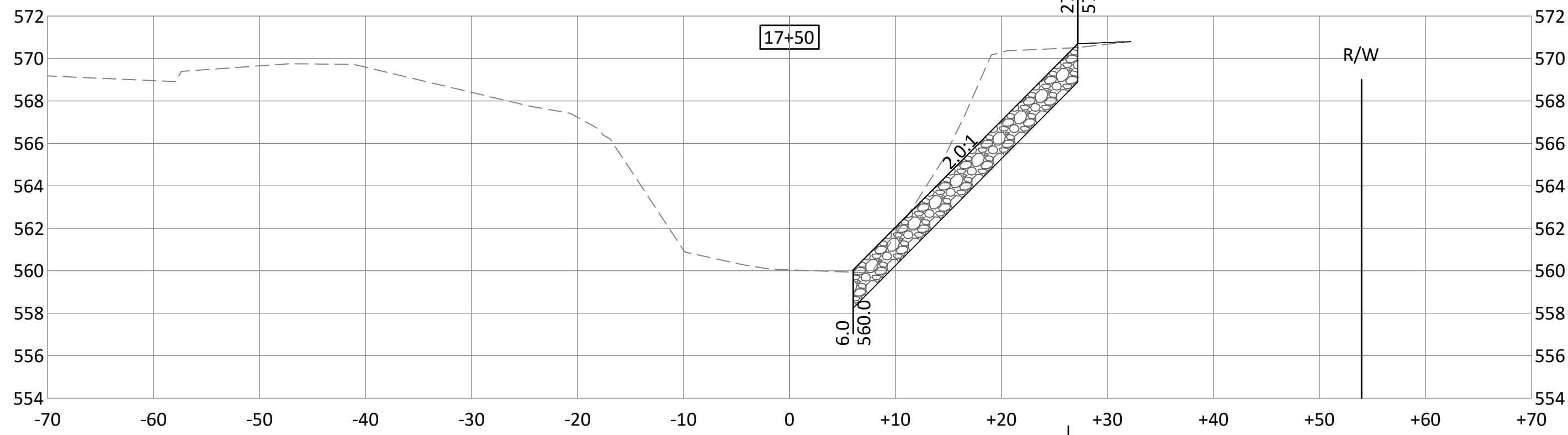
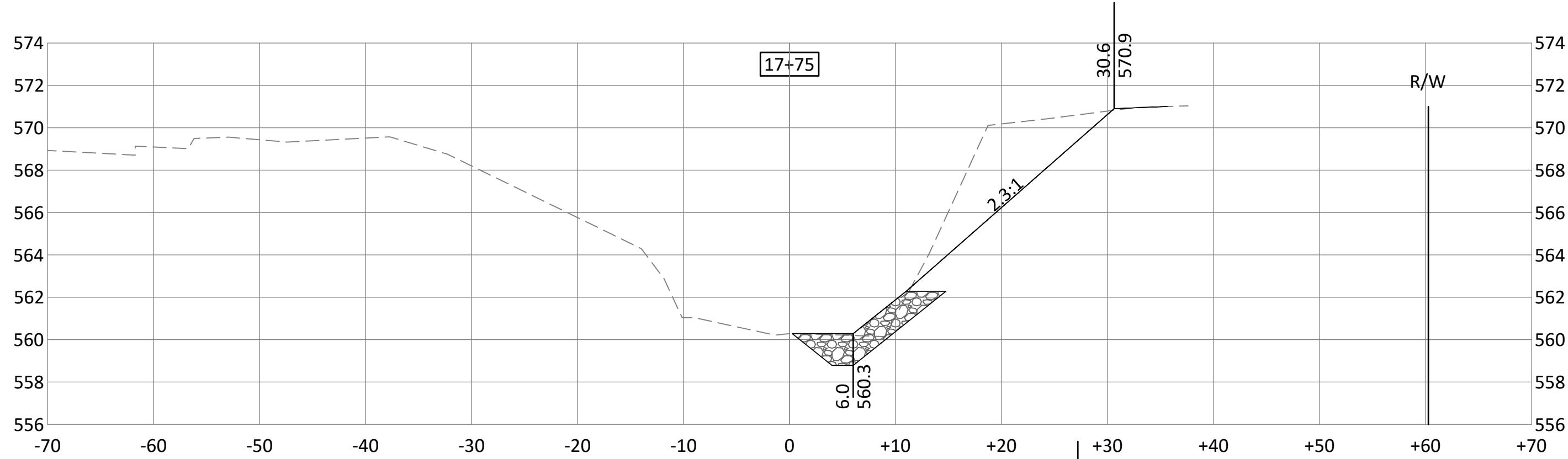
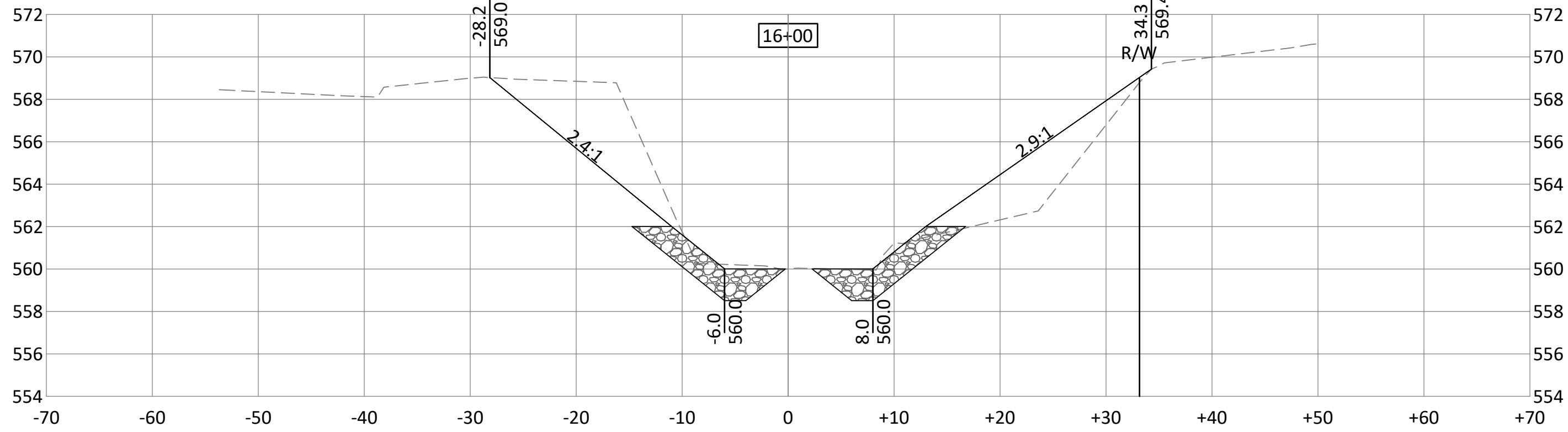
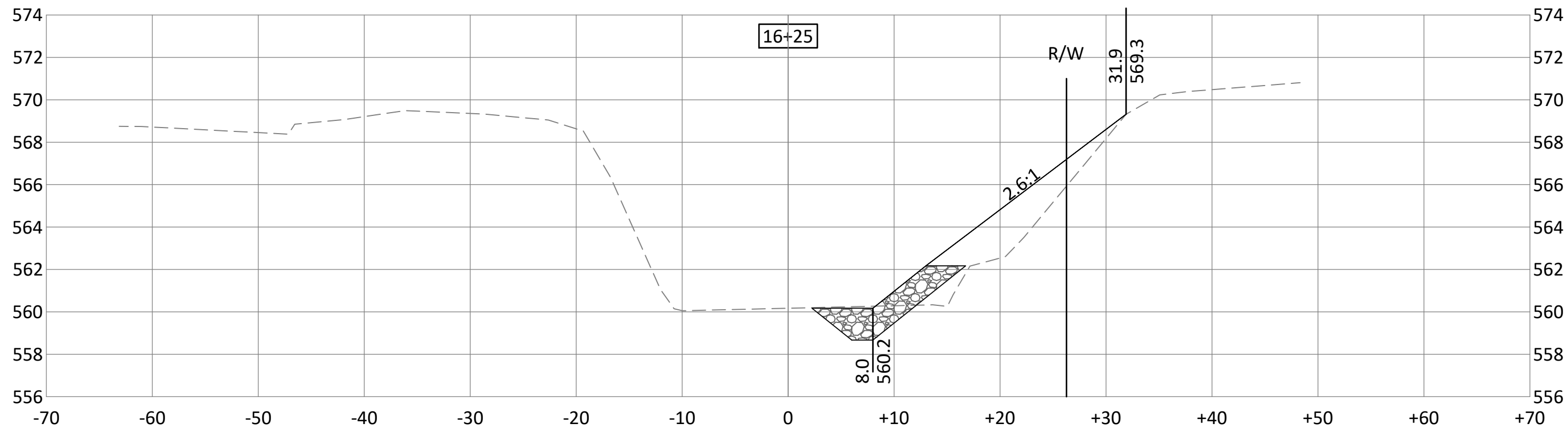
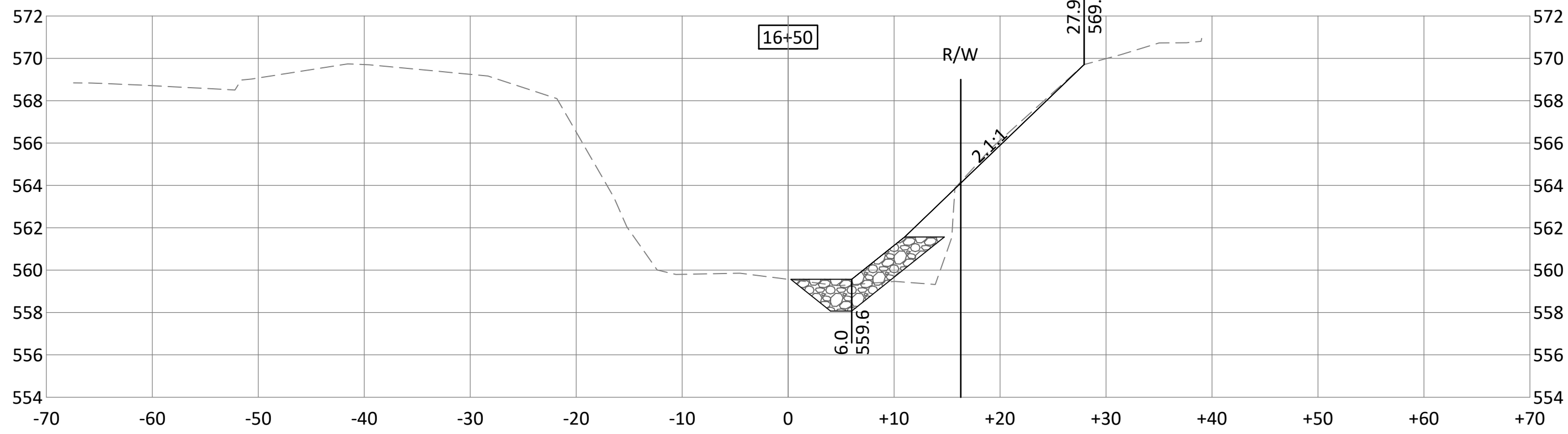
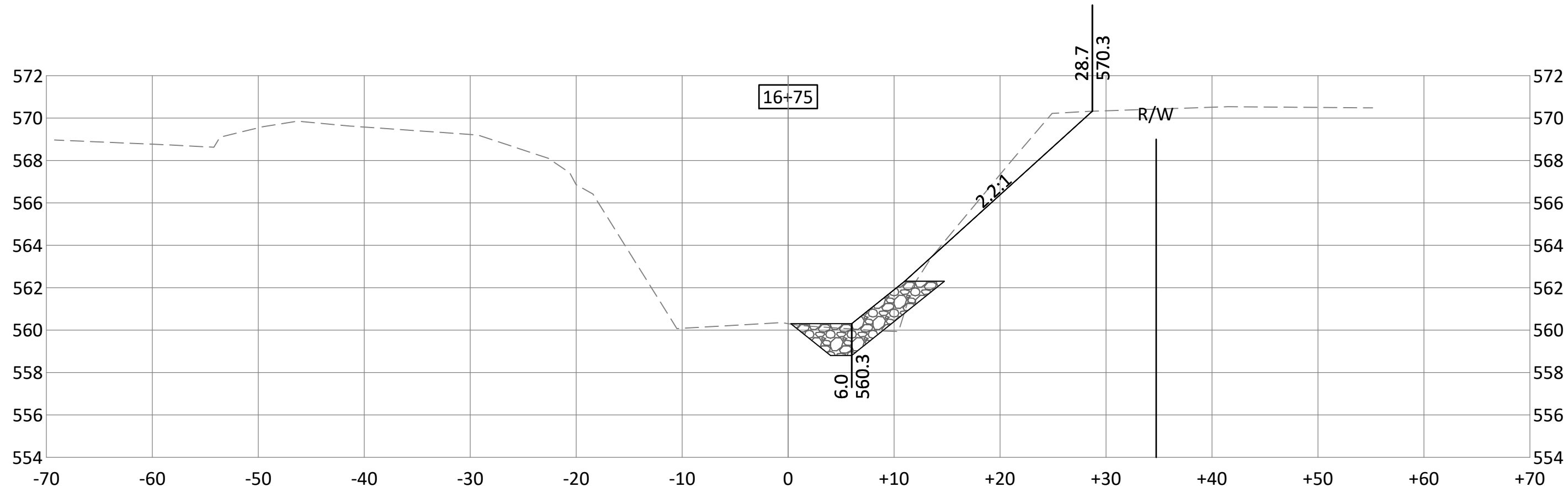
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BLACKHAWK CREEK STABILIZATION

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CLIENT PROJ. NO.	G11.120525						

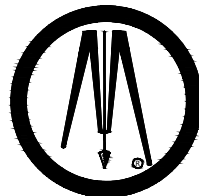
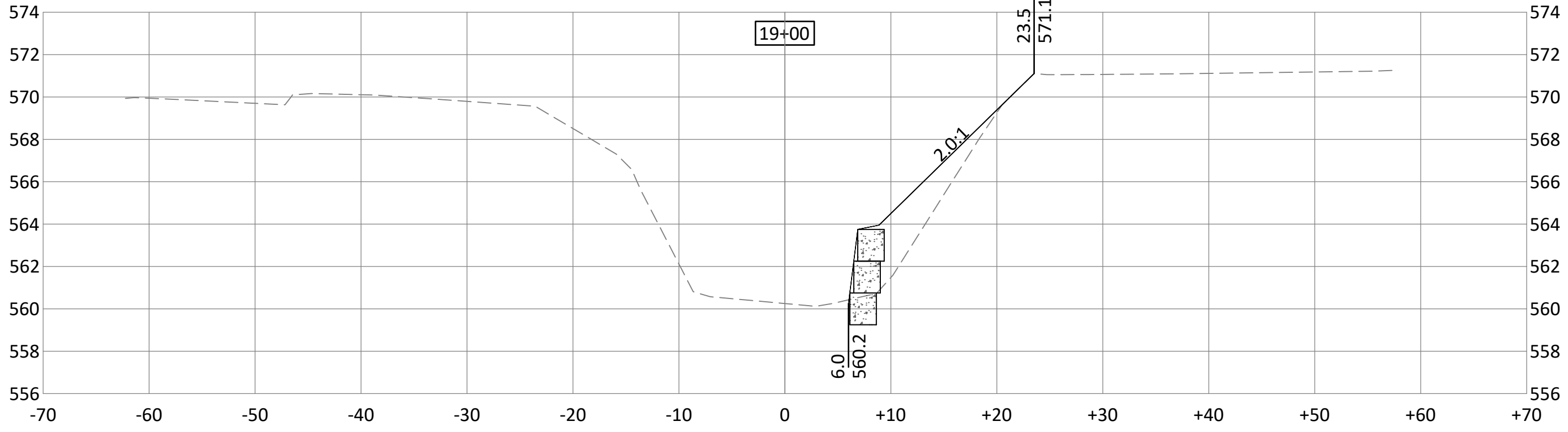
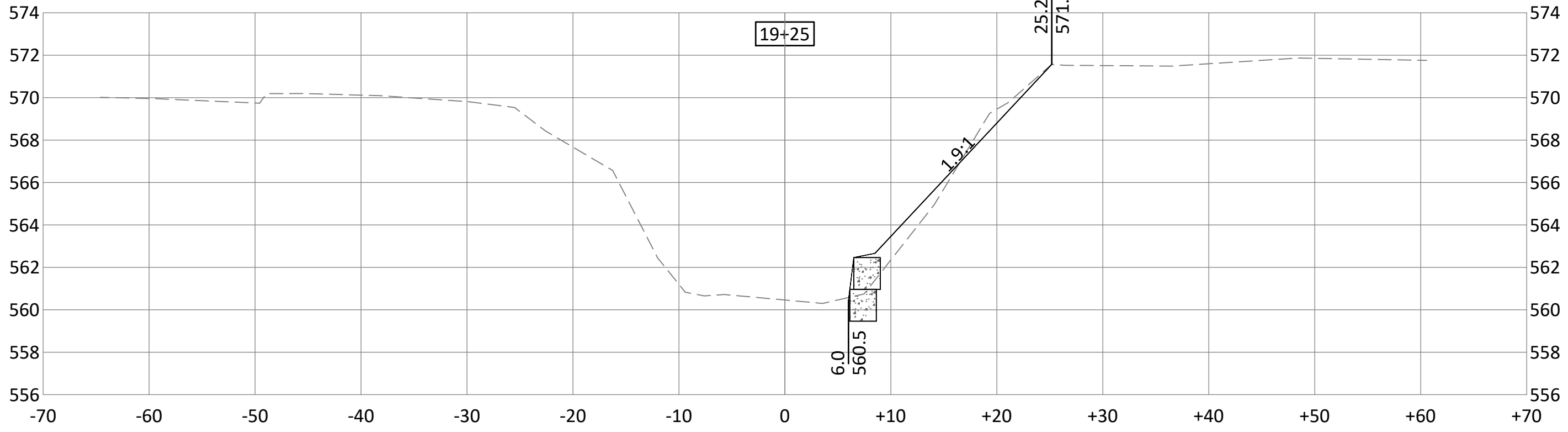
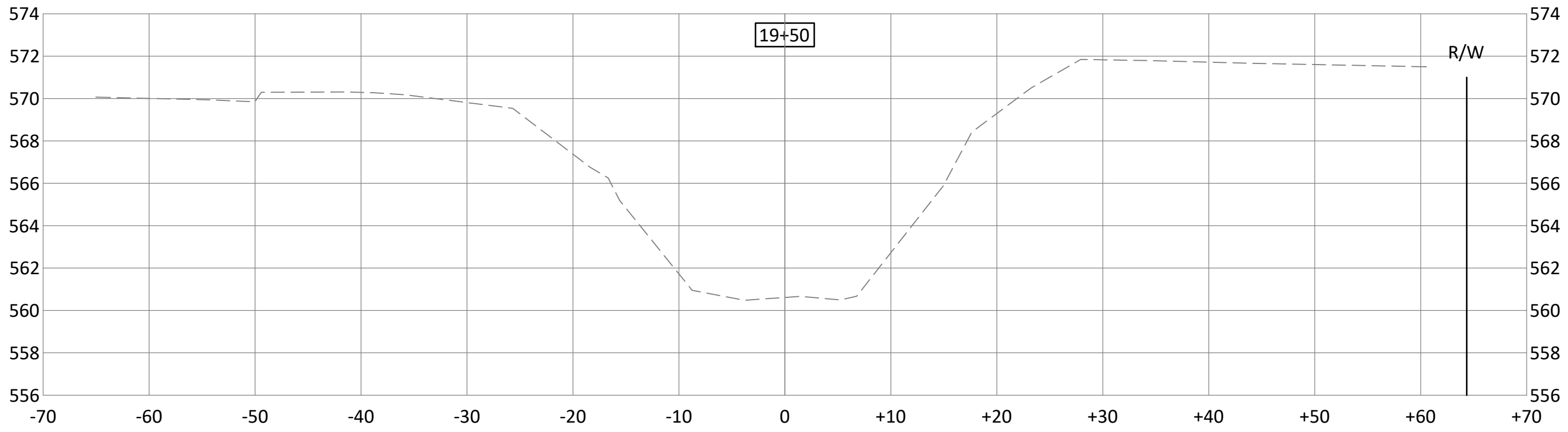
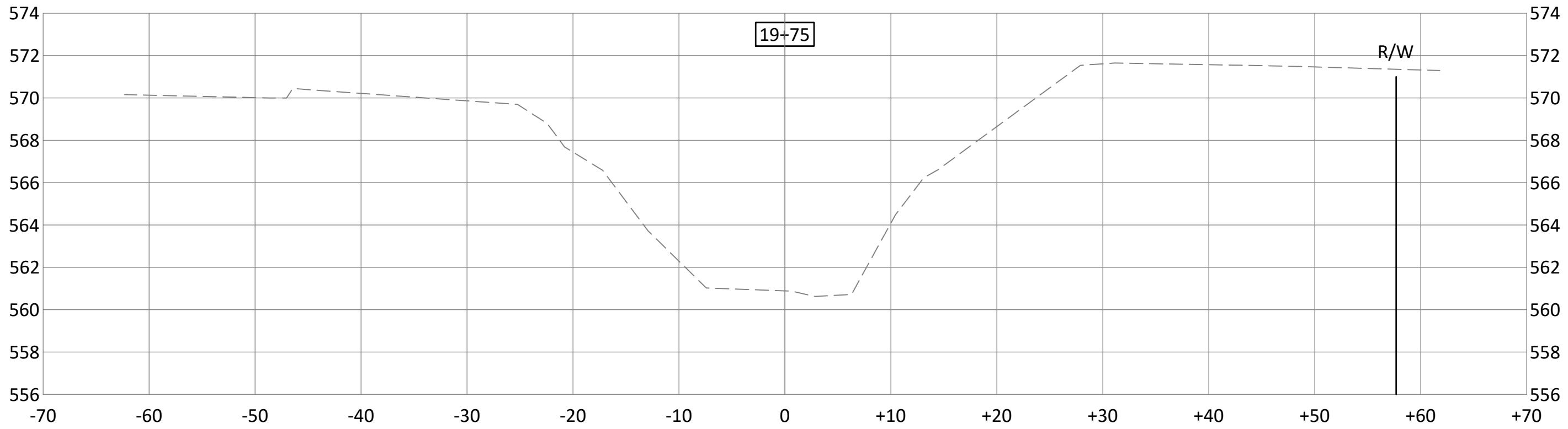
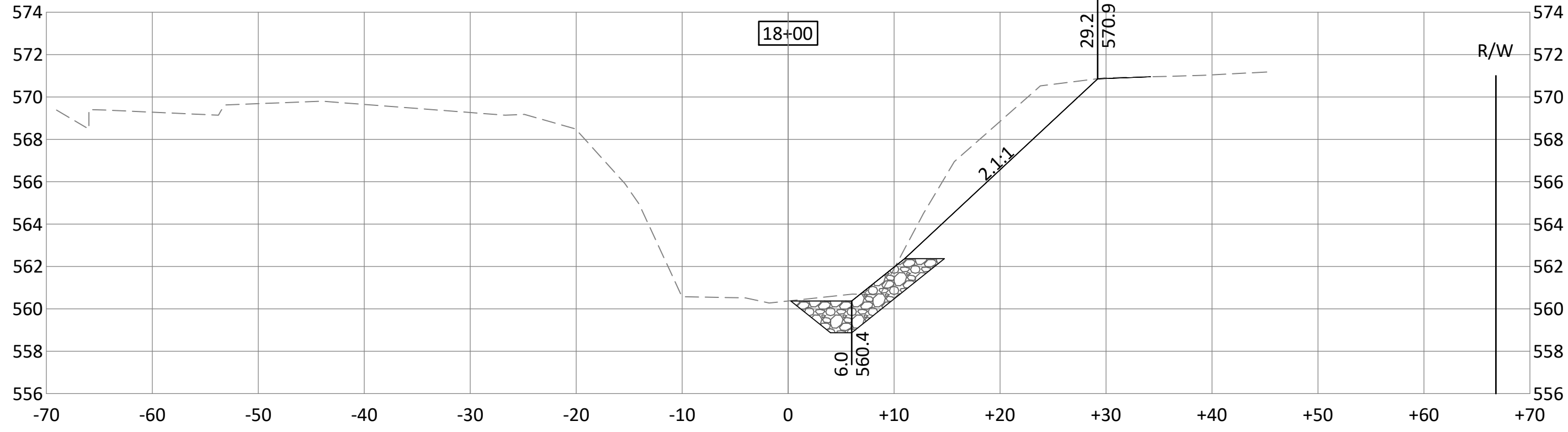
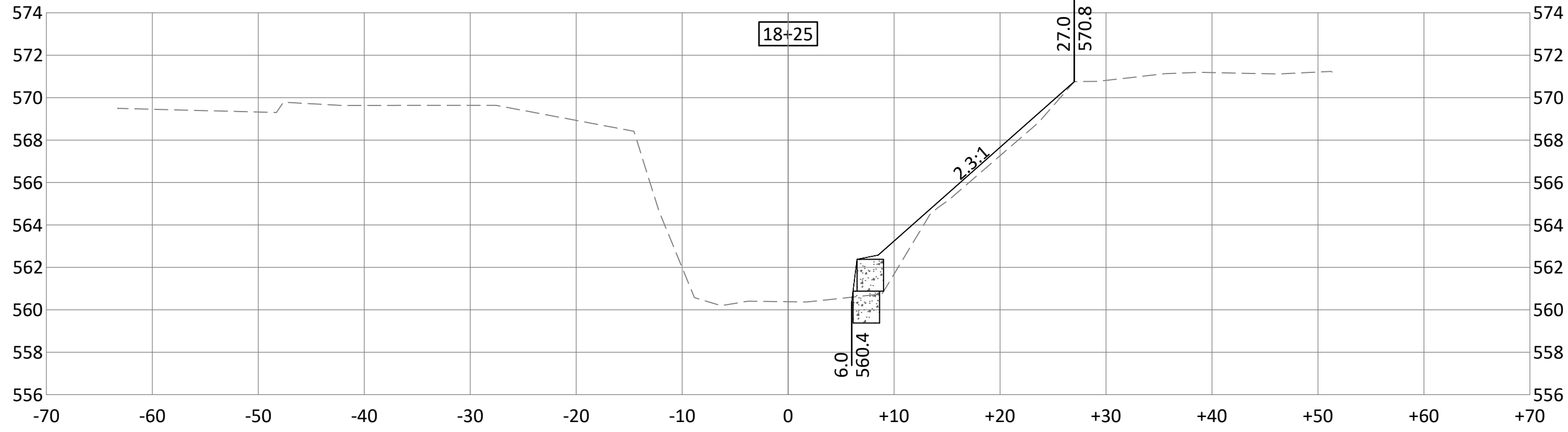
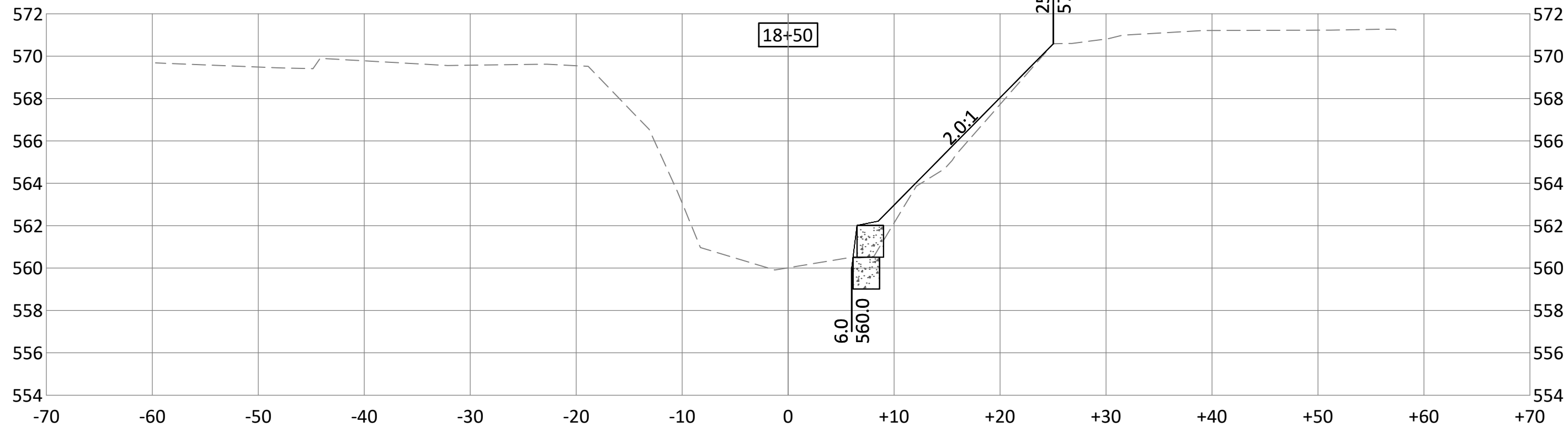
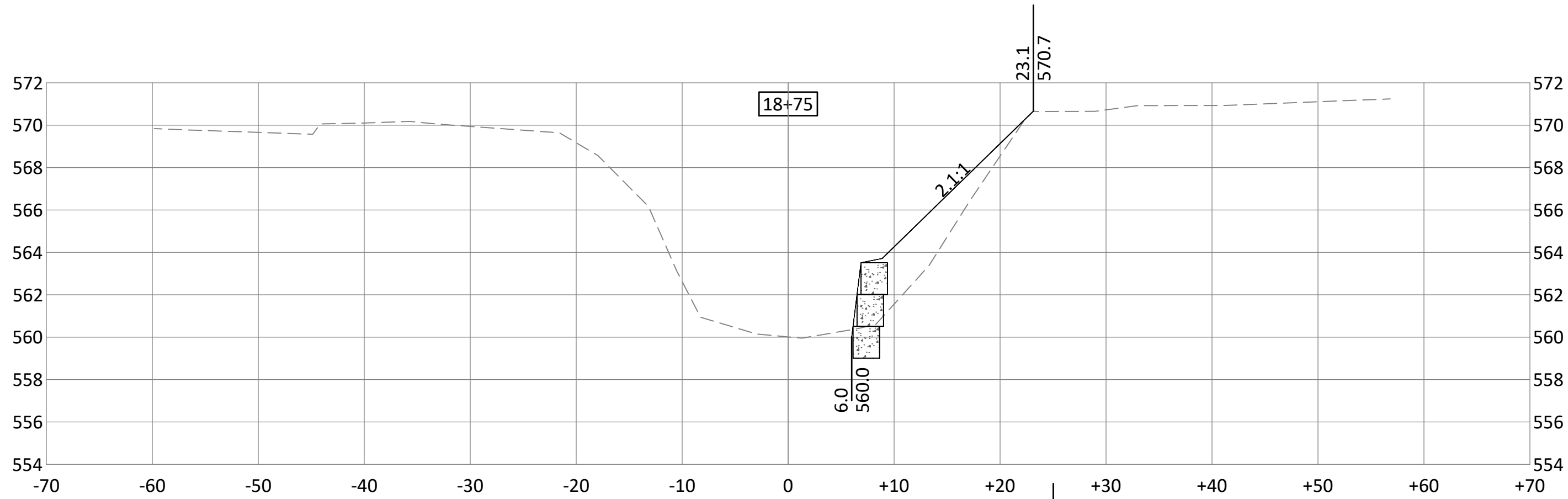
CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION

CROSS SECTIONS

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W.09

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TJT	2	60% REVIEW	7-24-2020
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CLIENT PROJ. NO.			
G11.120525			

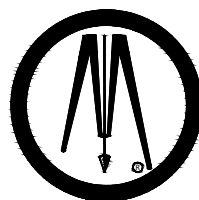
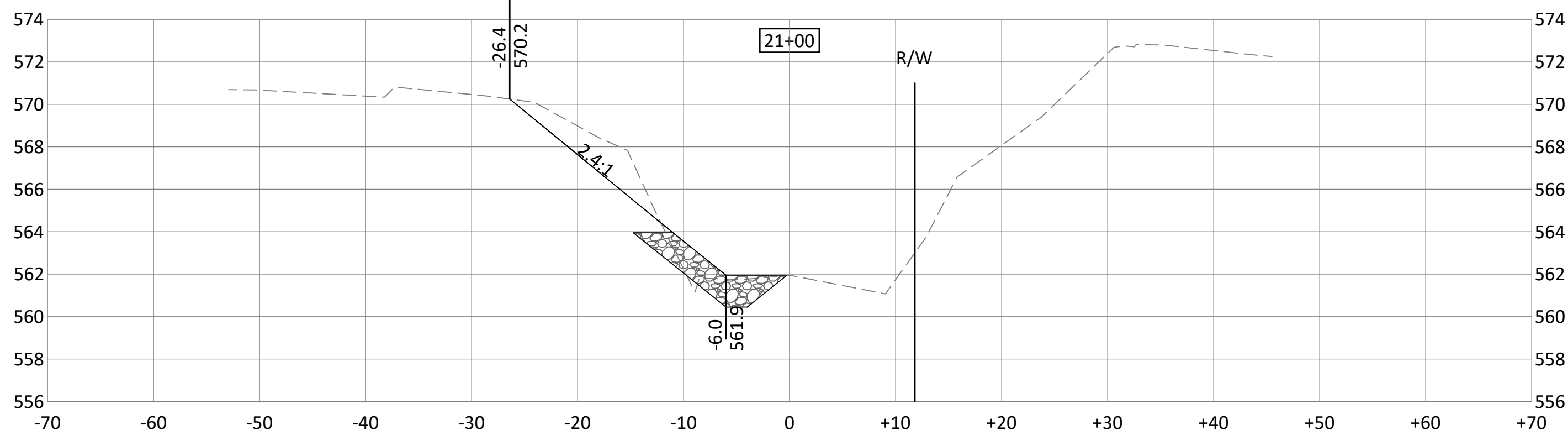
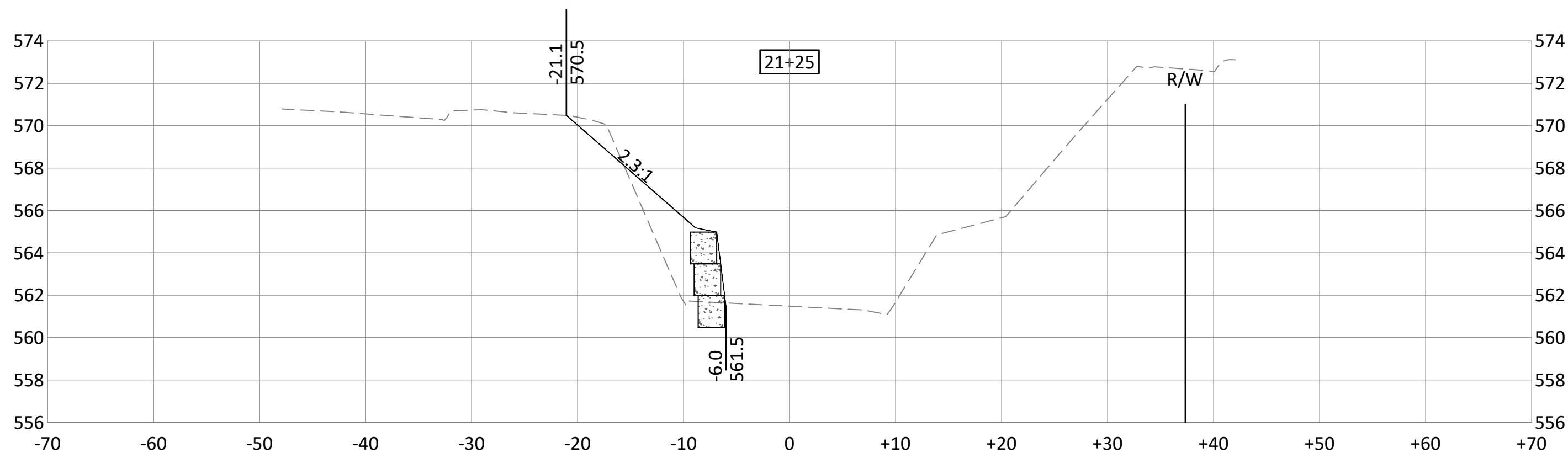
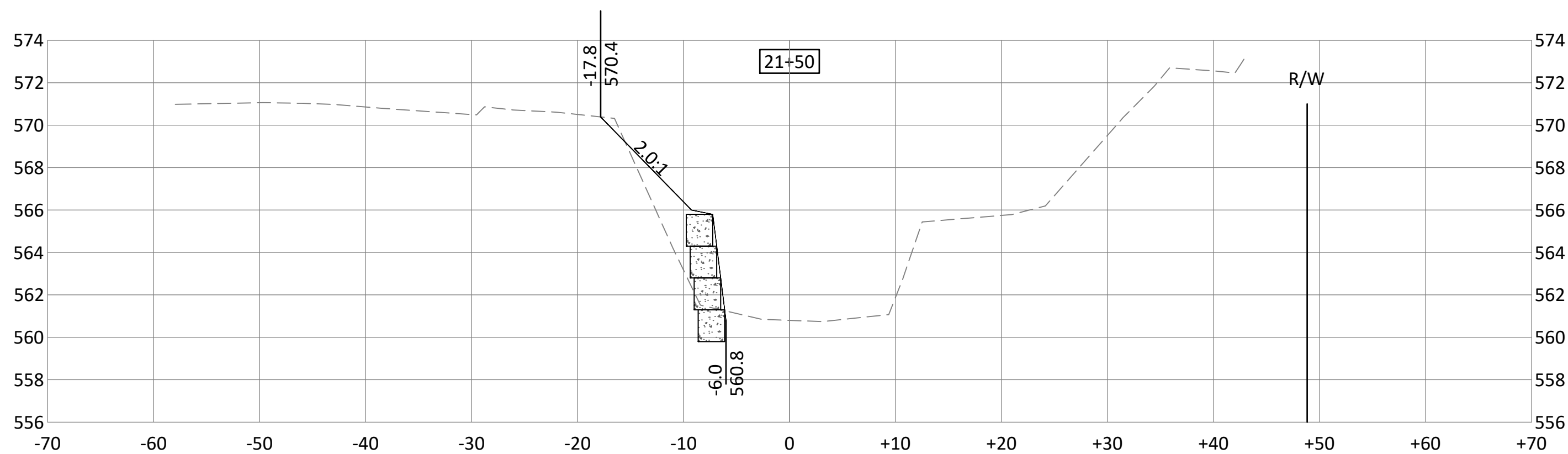
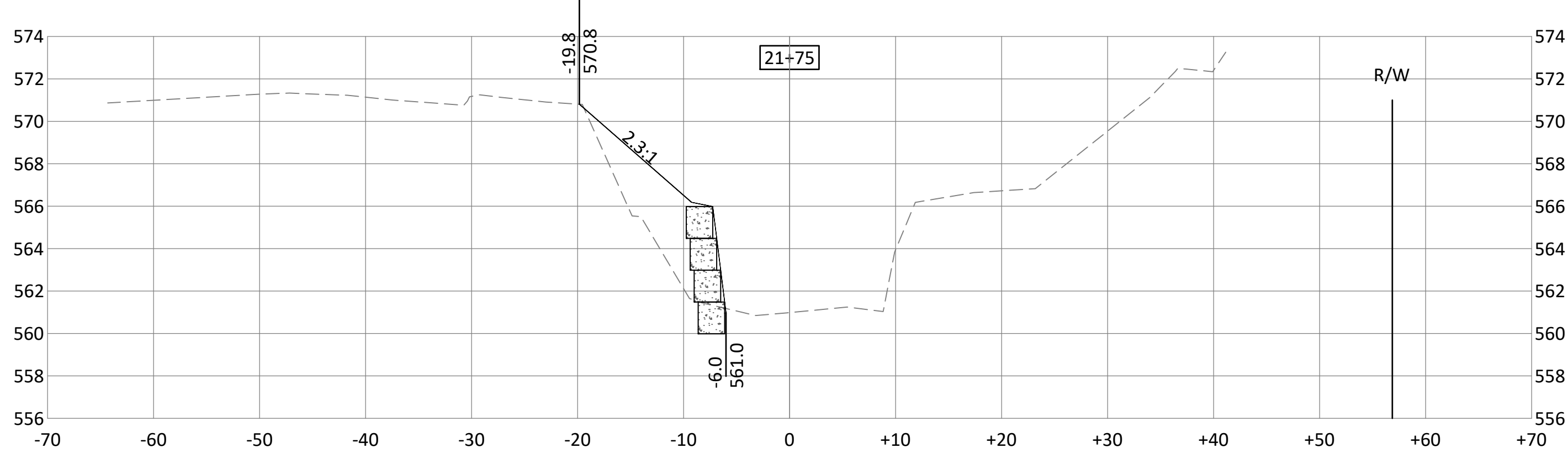
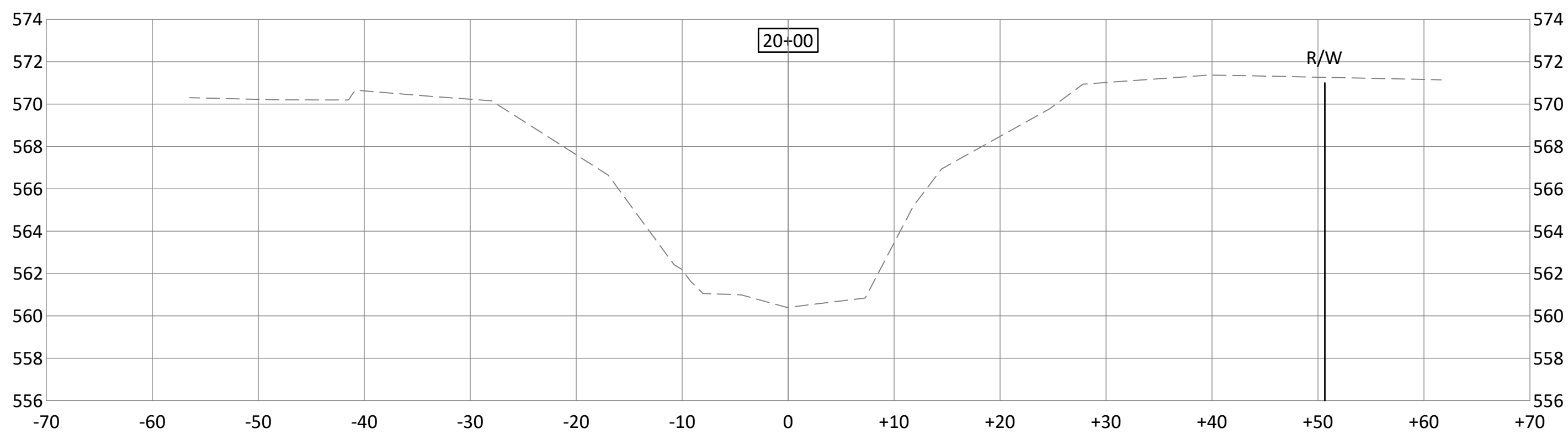
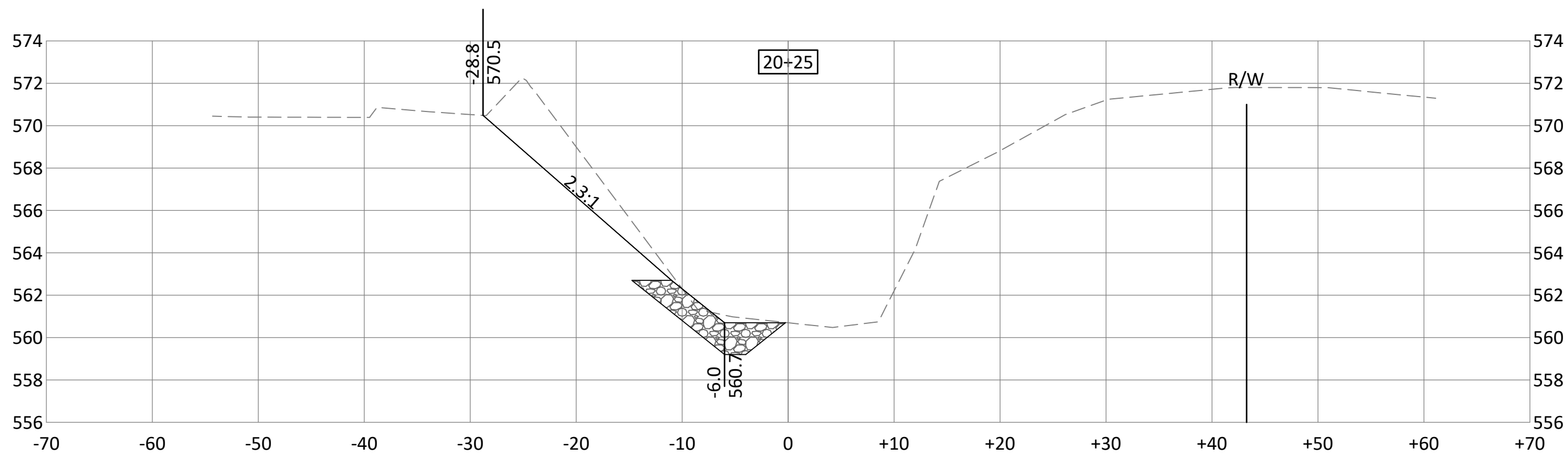
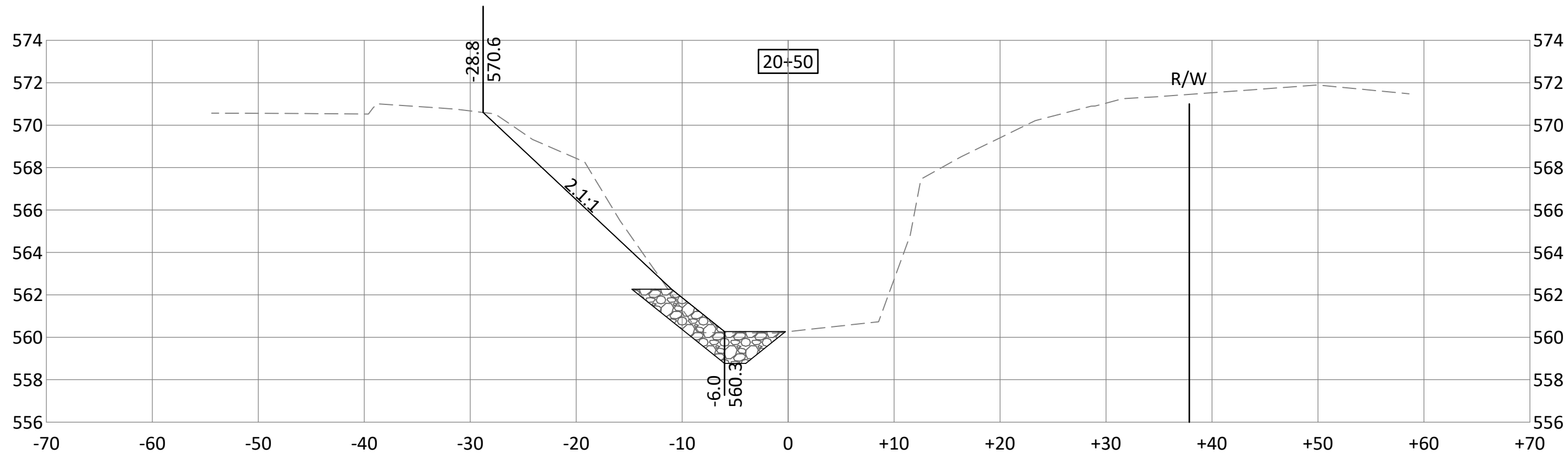
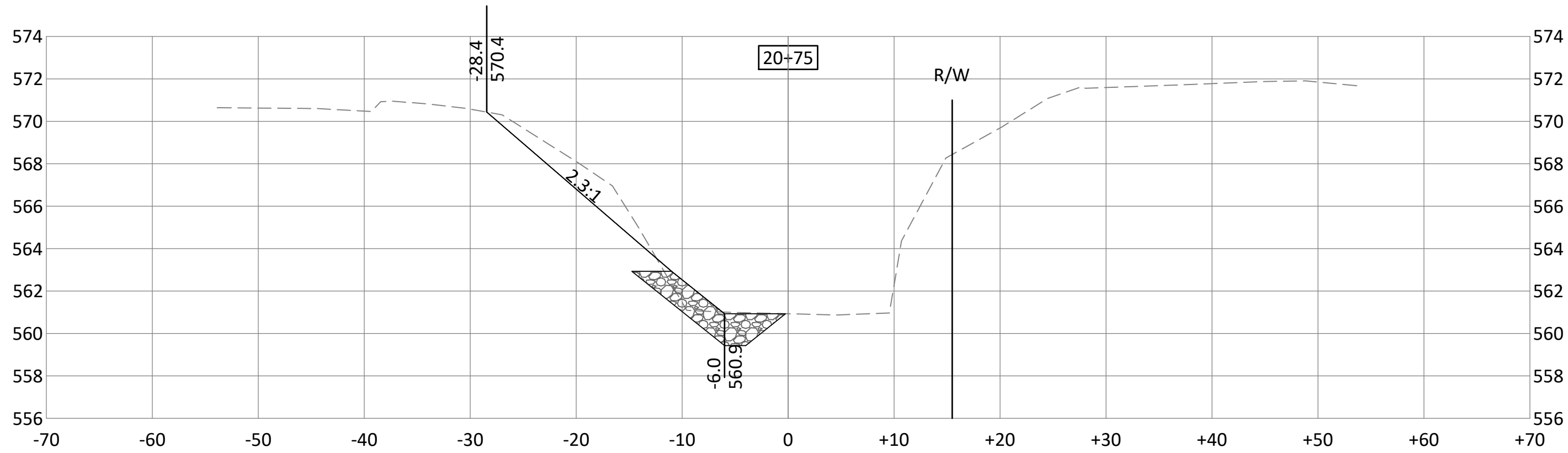
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BLACKHAWK CREEK STABILIZATION

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W.10

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TJT	2	60% REVIEW	7-24-2020
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CLIENT PROJ. NO.			
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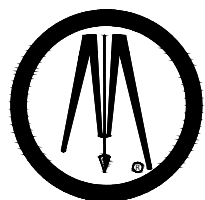
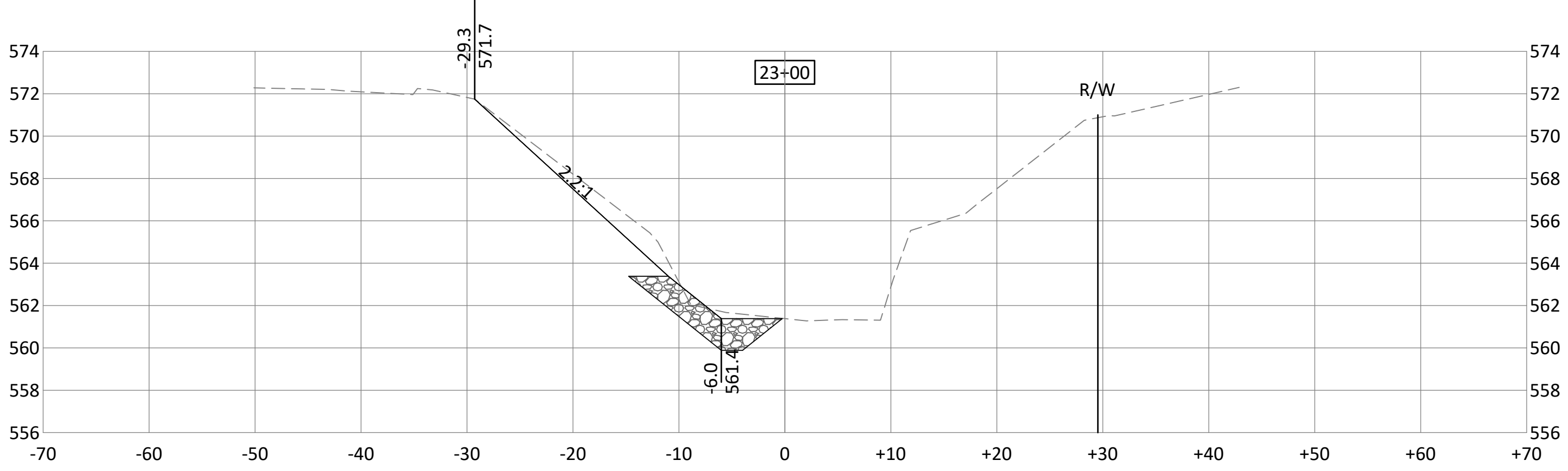
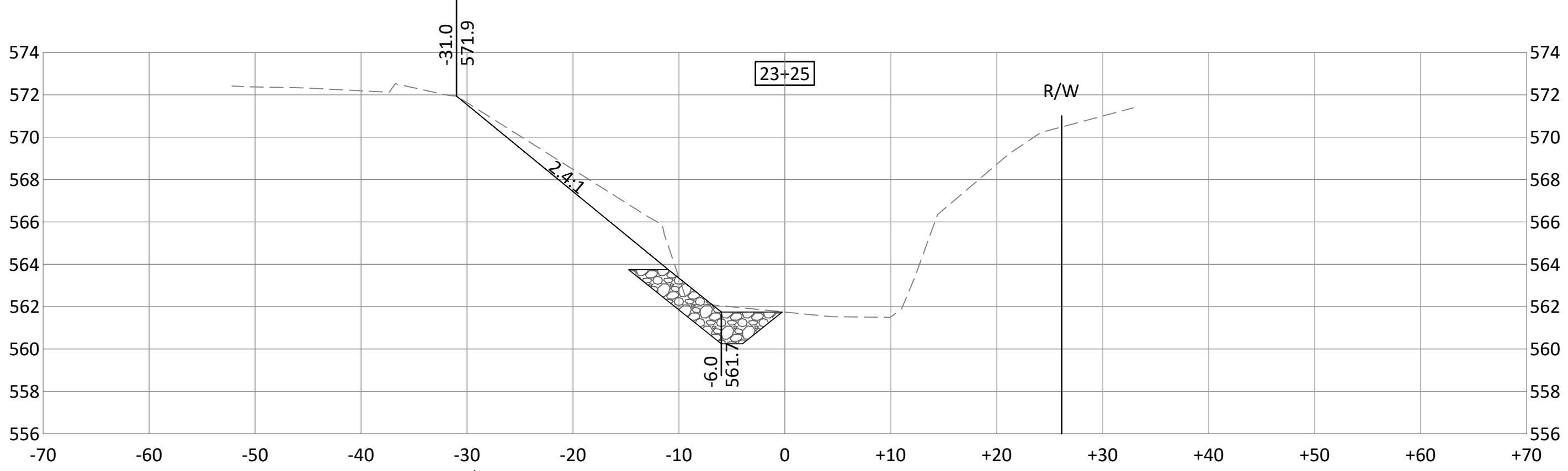
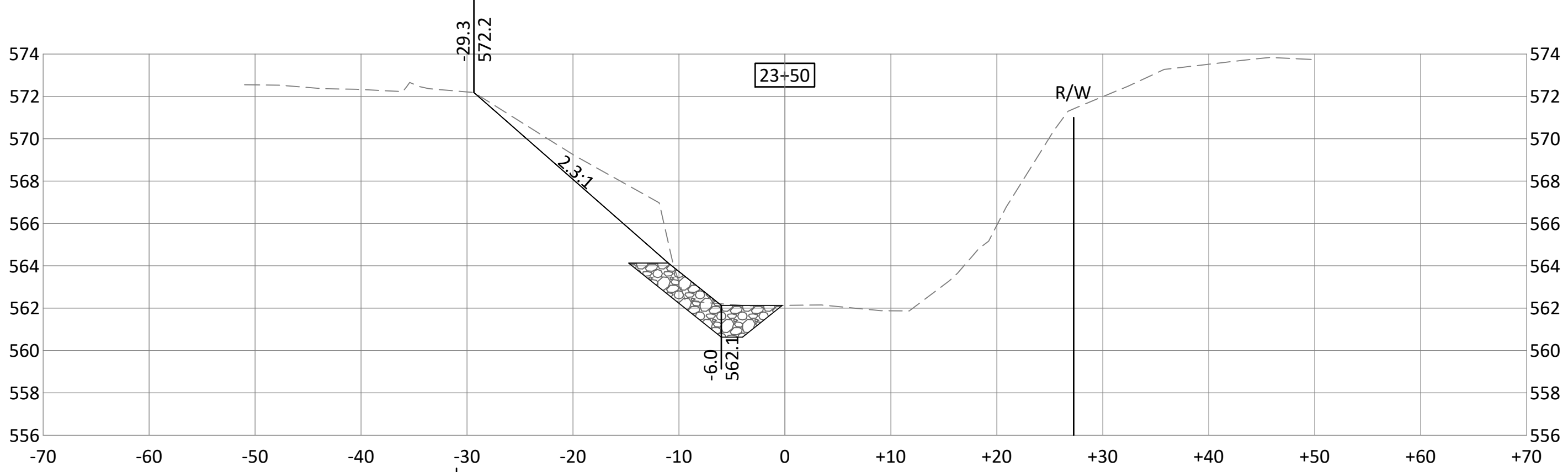
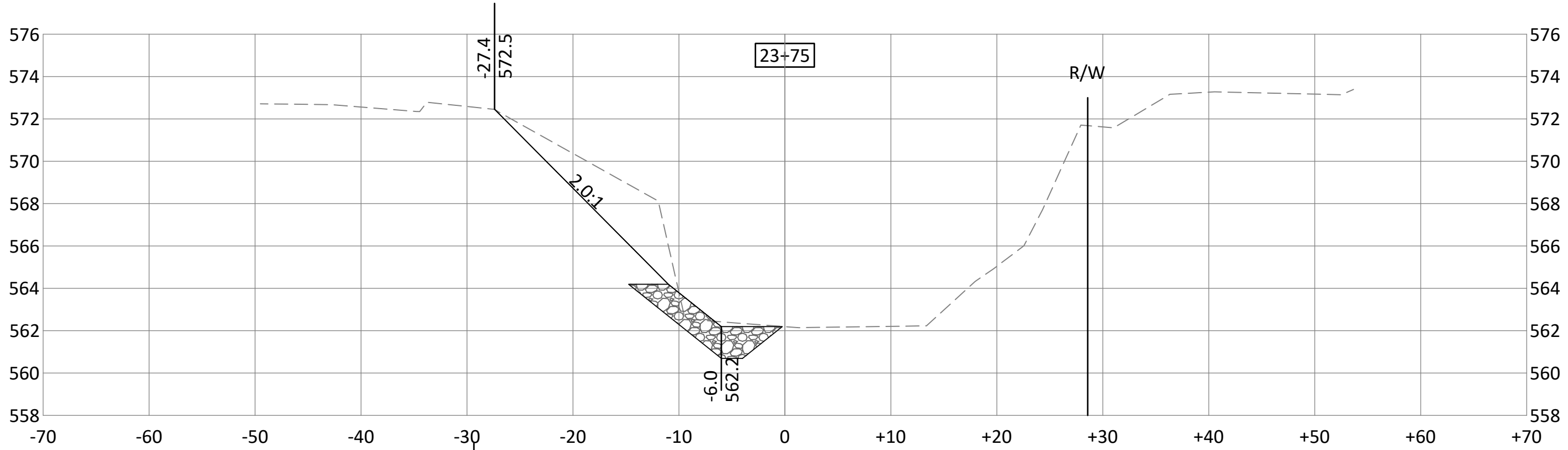
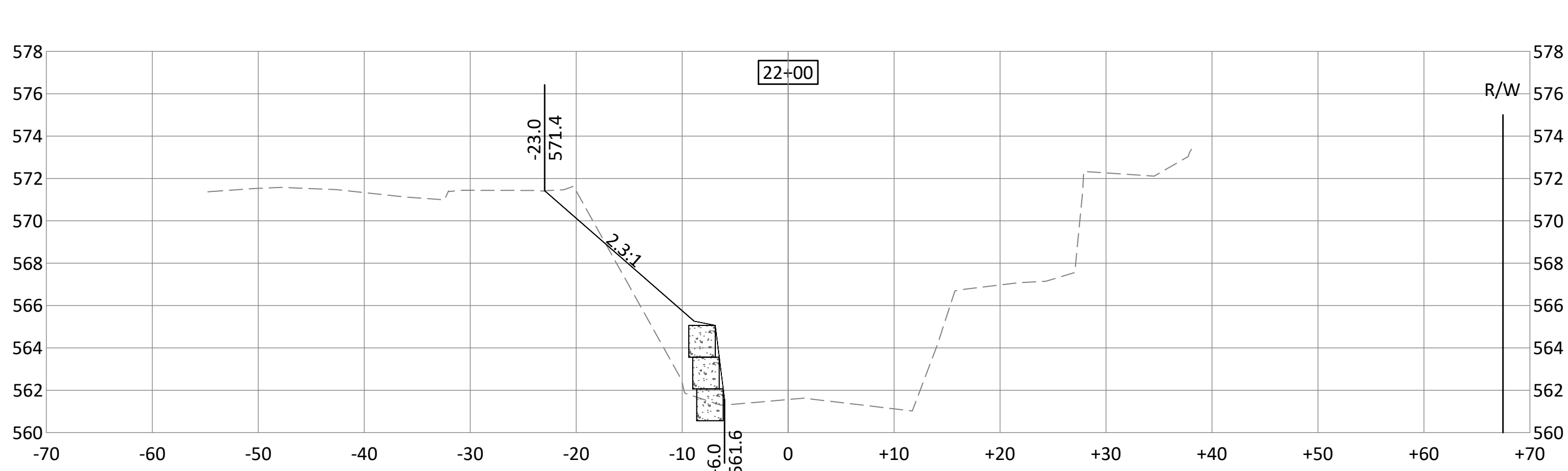
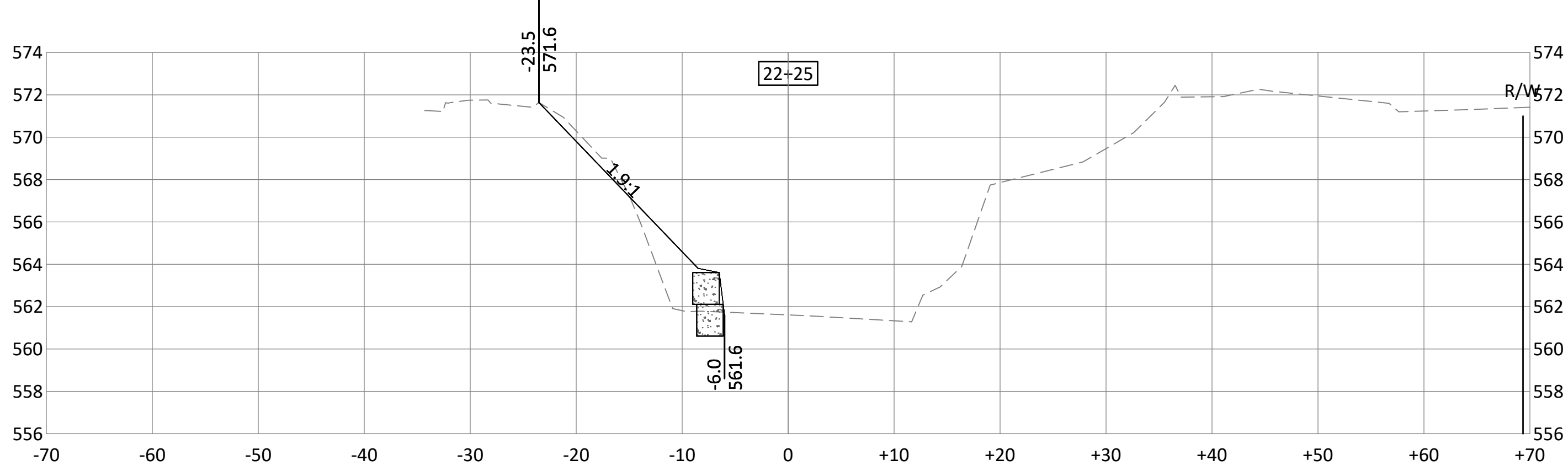
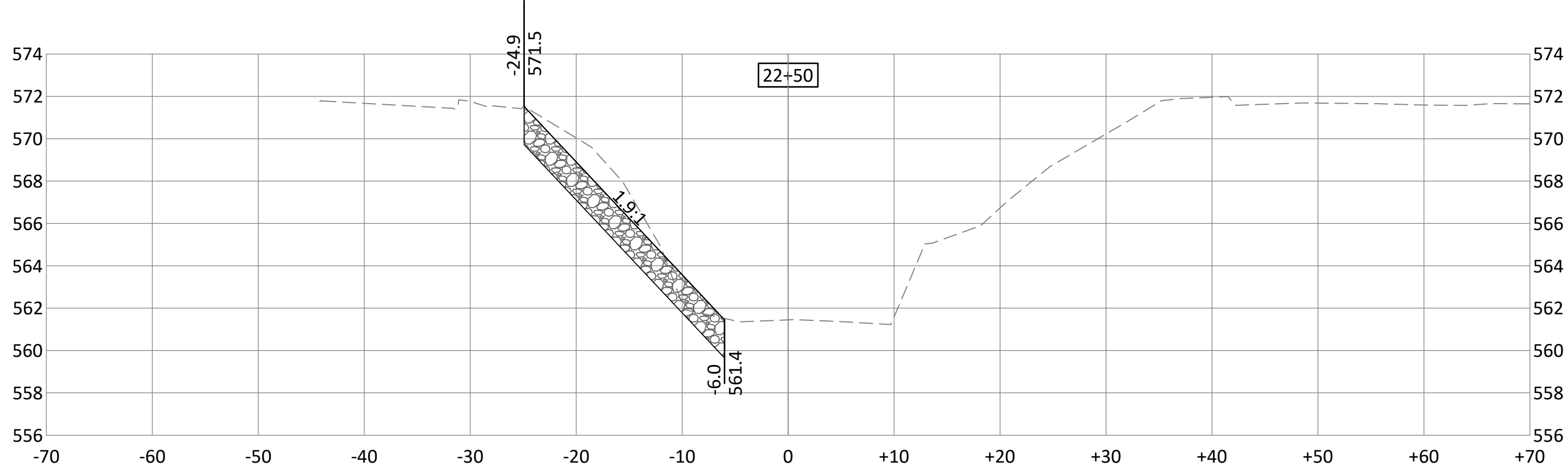
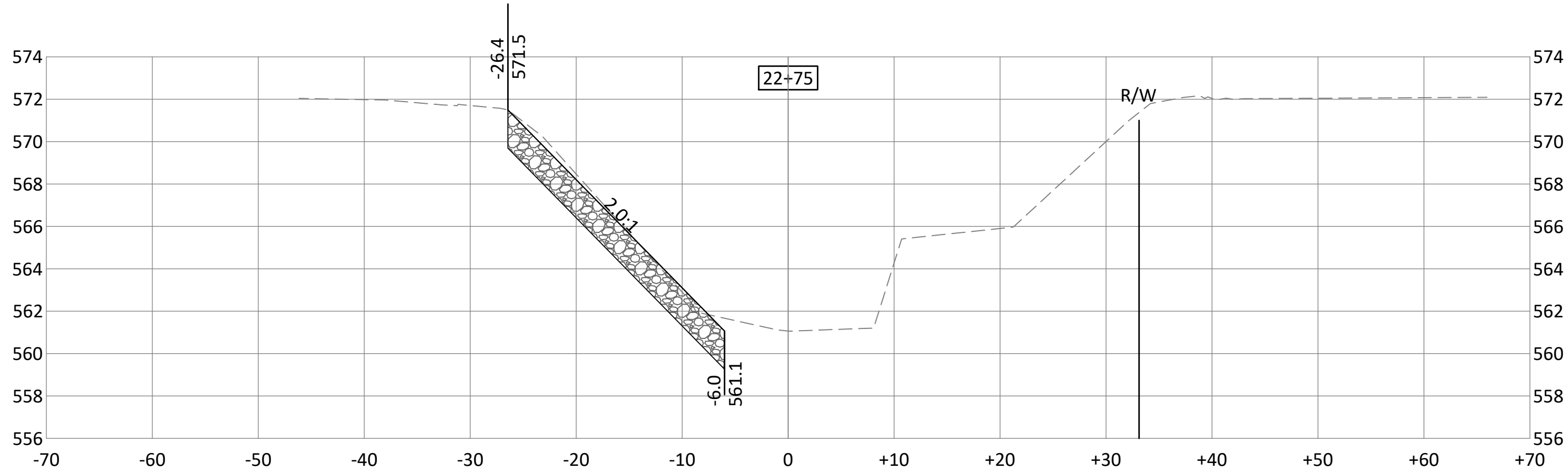
CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION

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W.11

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TJT	1	30% REVIEW	6-9-2020
TJT	2	60% REVIEW	7-24-2020
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CLIENT PROJ. NO.			
G11.120525			

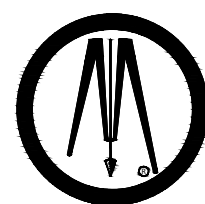
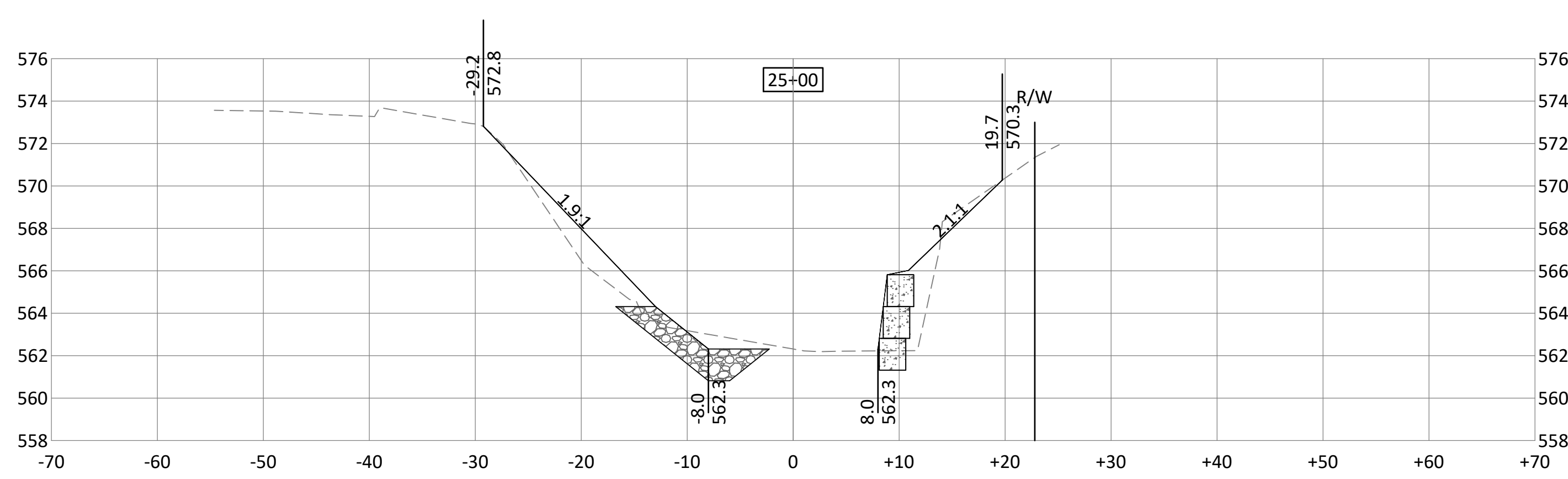
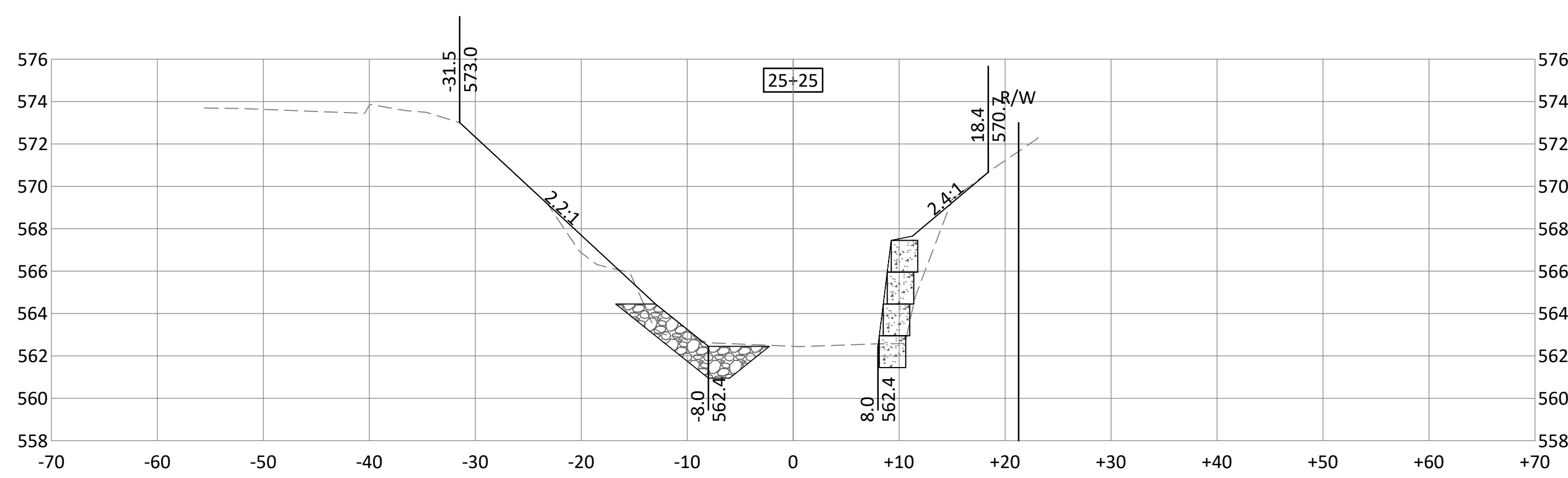
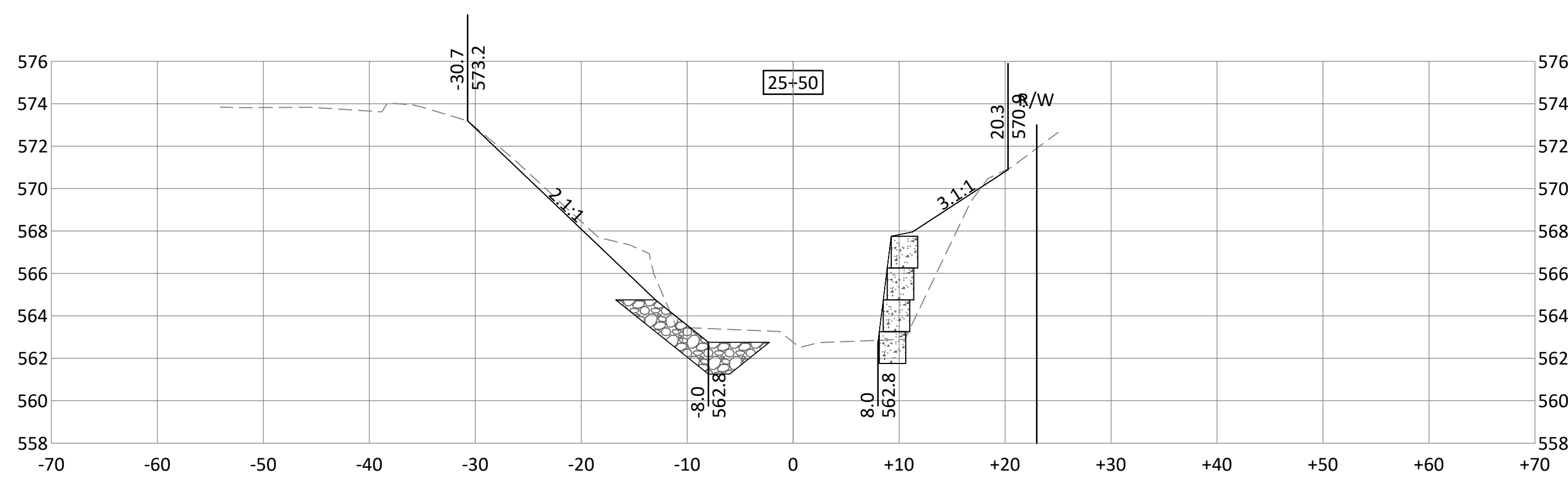
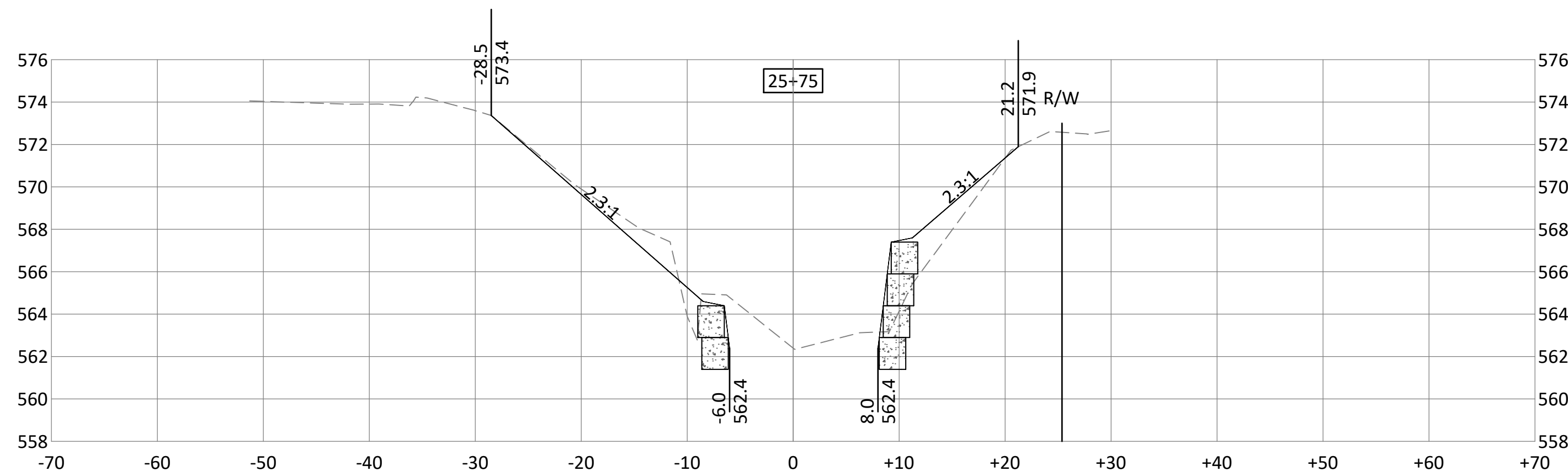
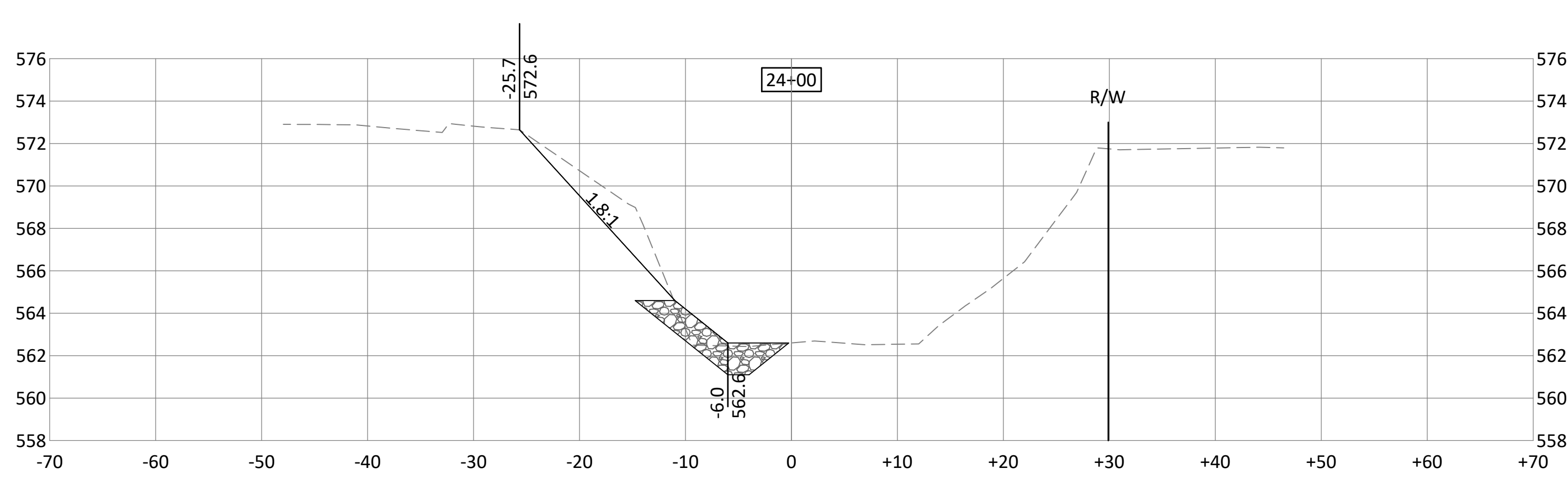
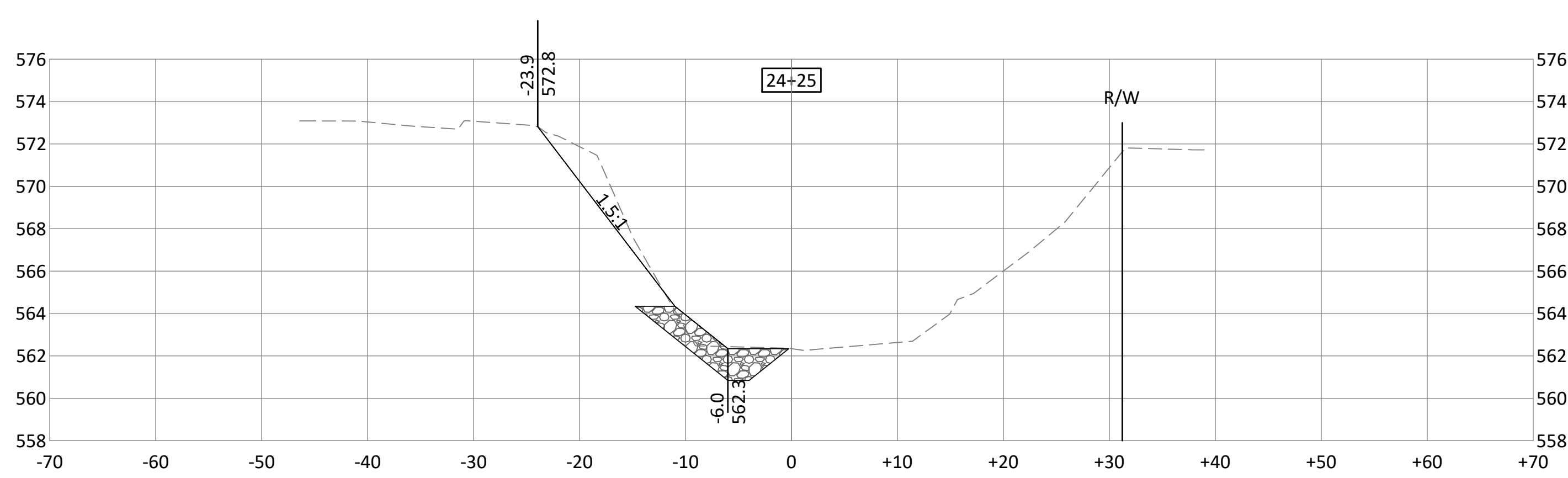
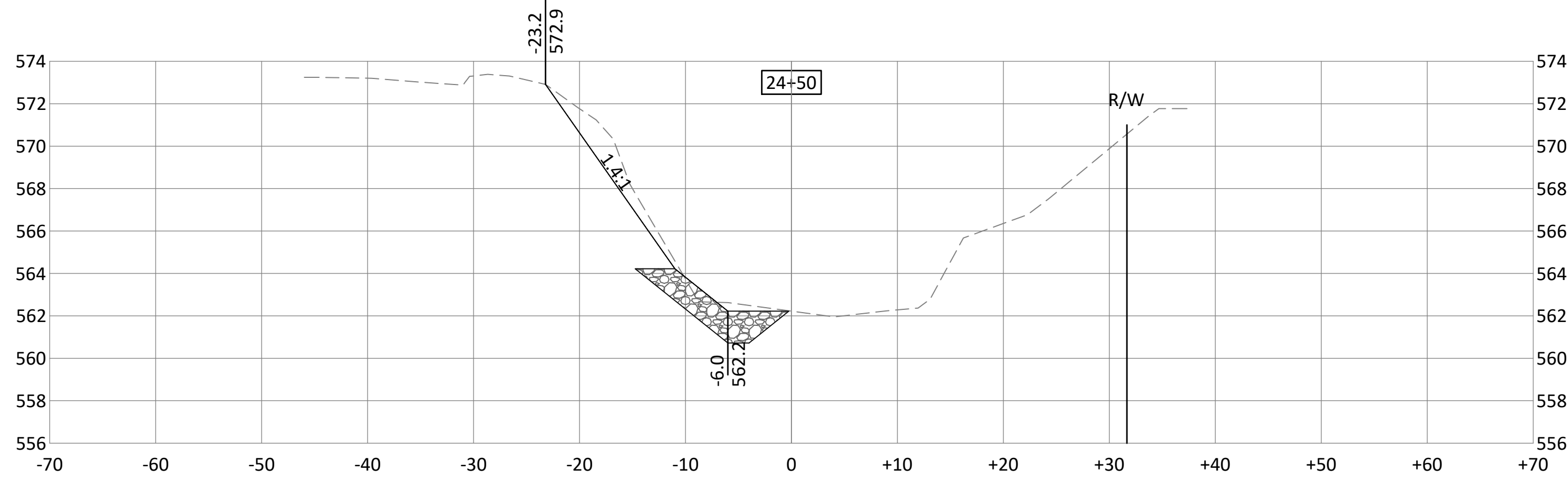
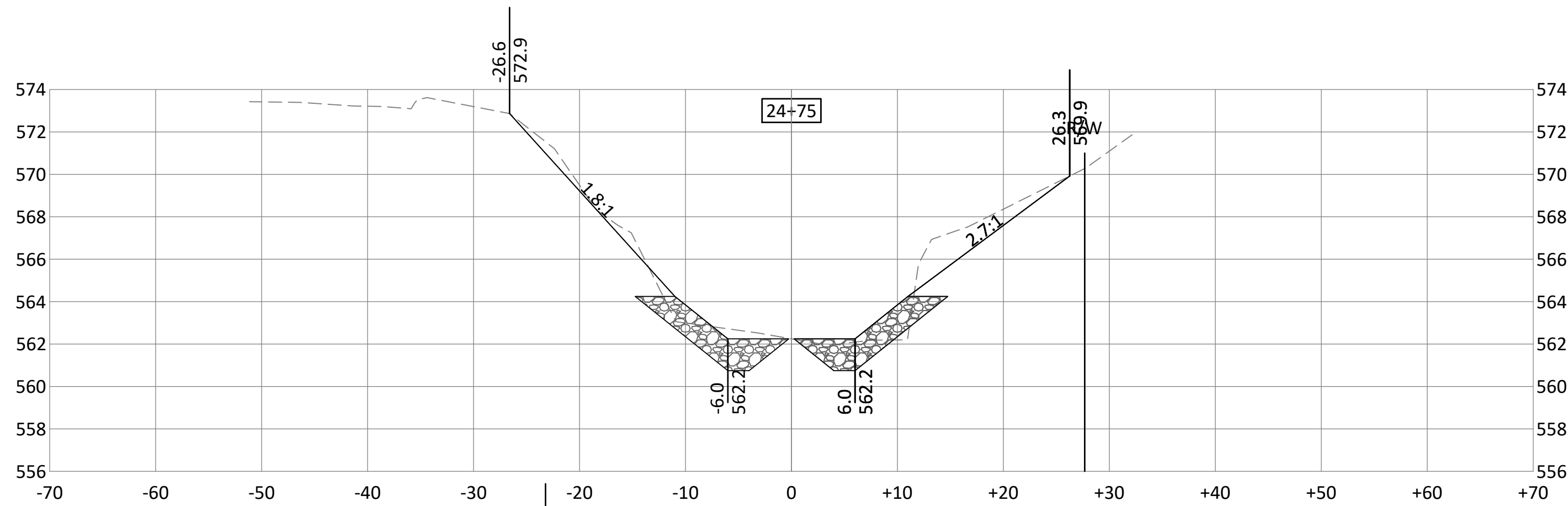
CITY OF DAVENPORT, IOWA
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W.12

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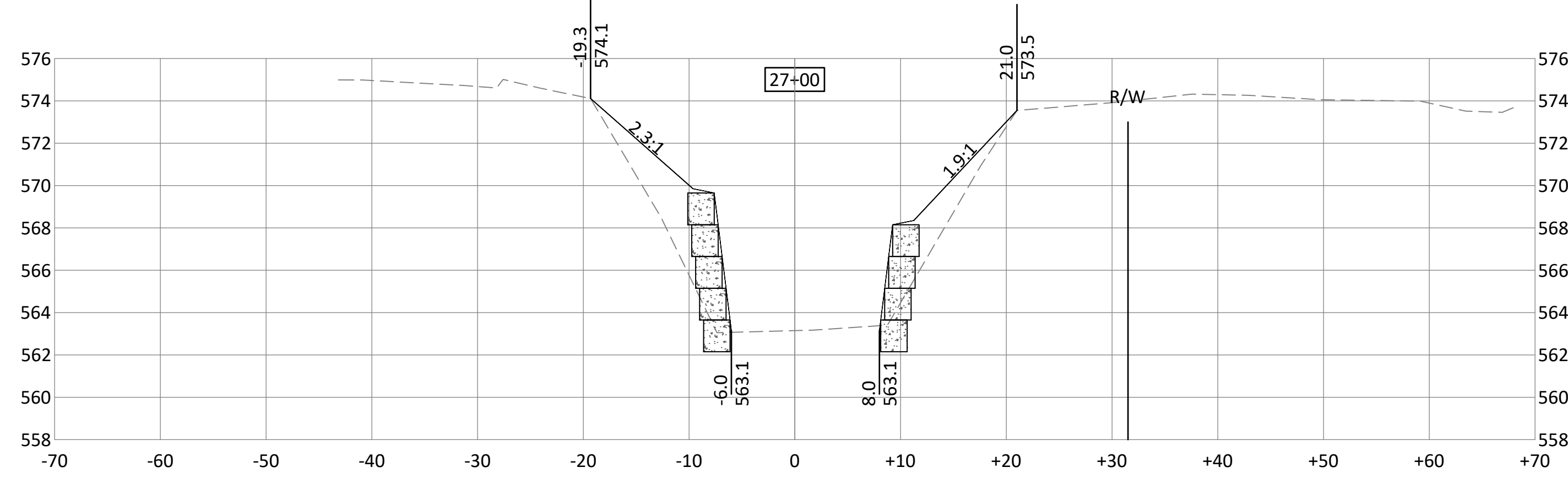
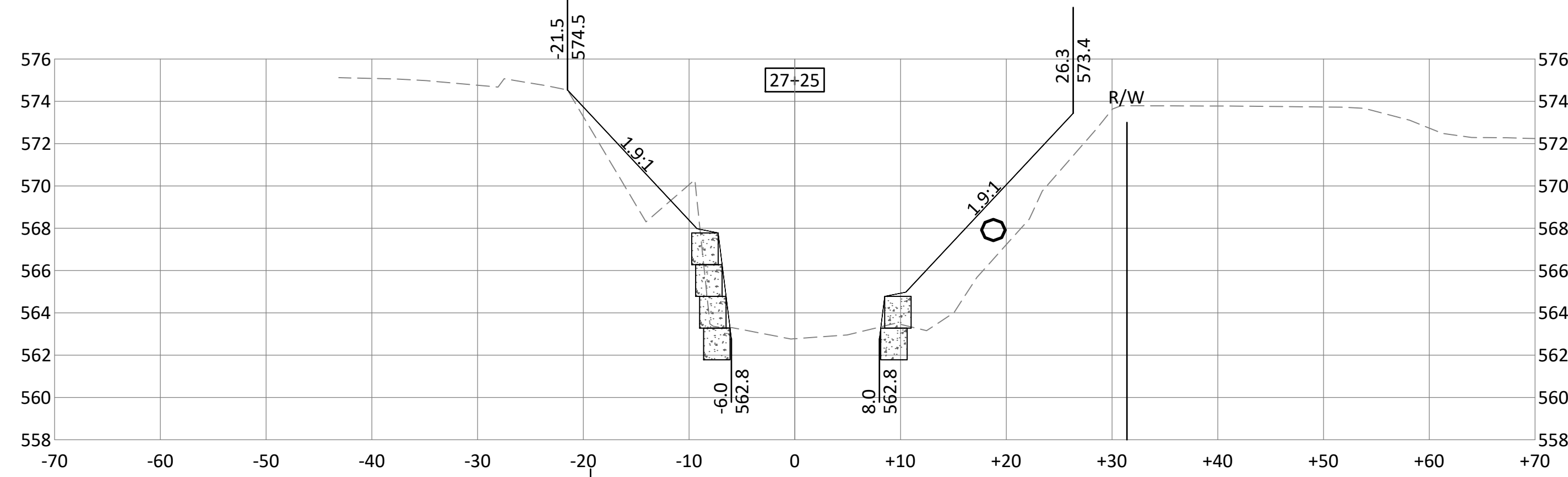
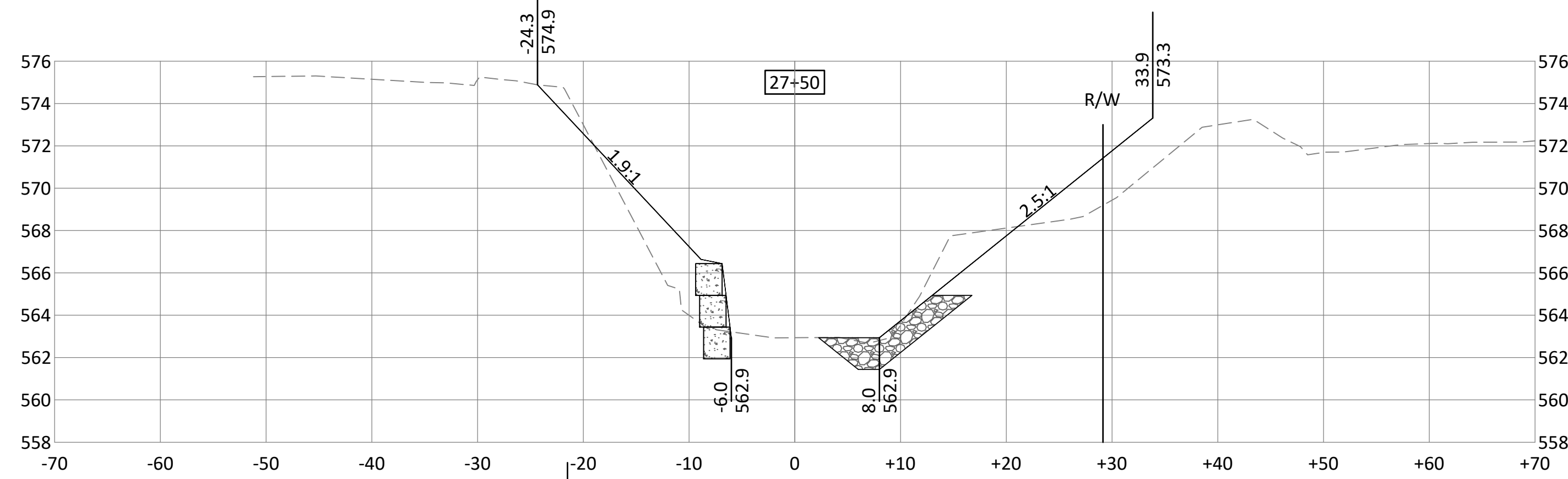
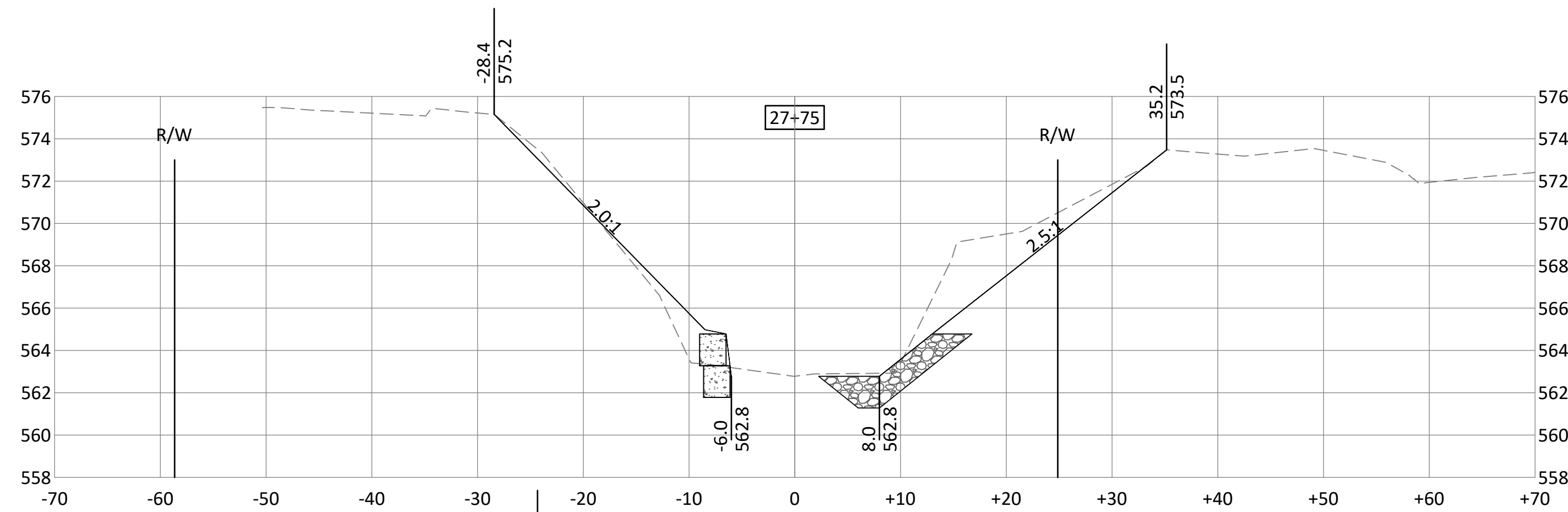
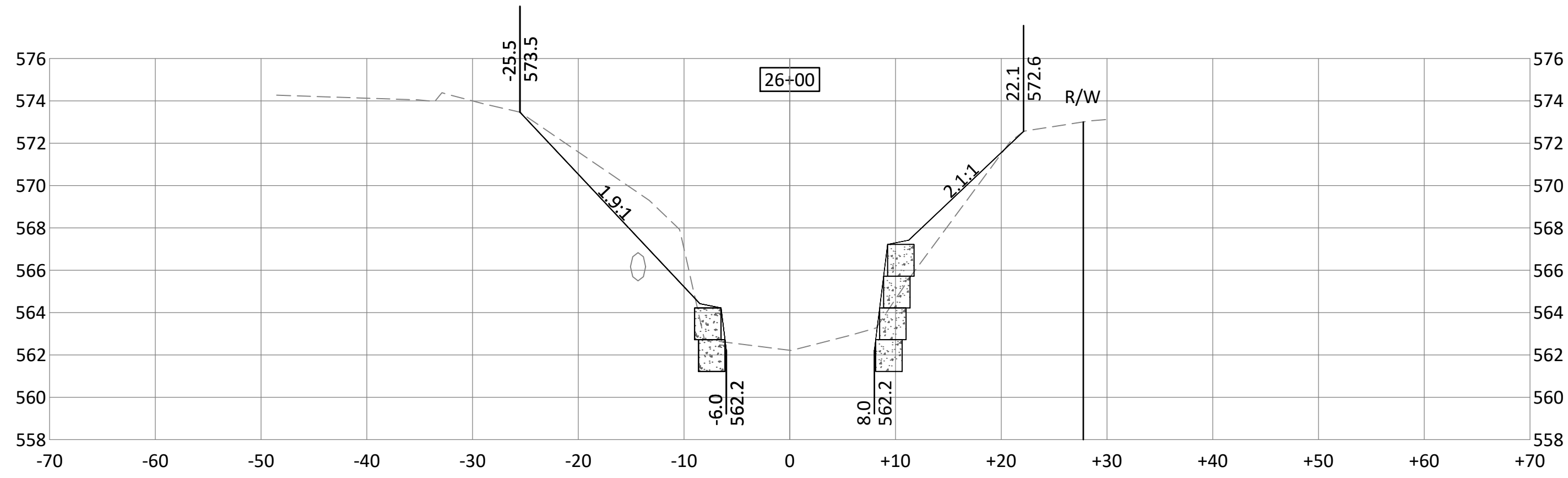
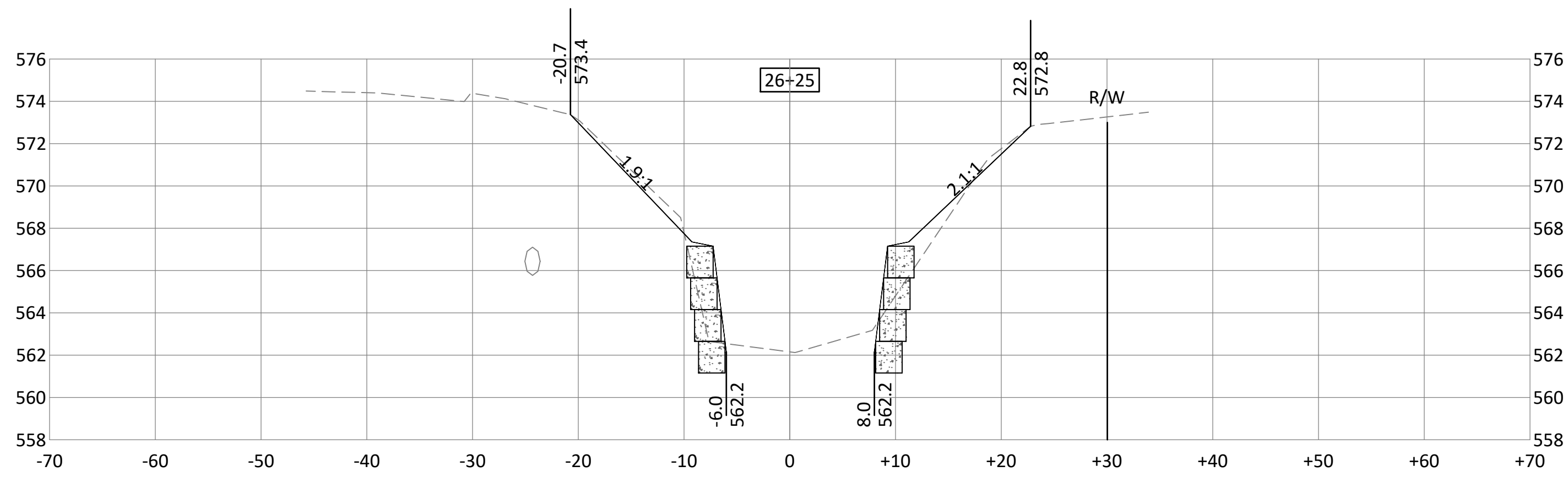
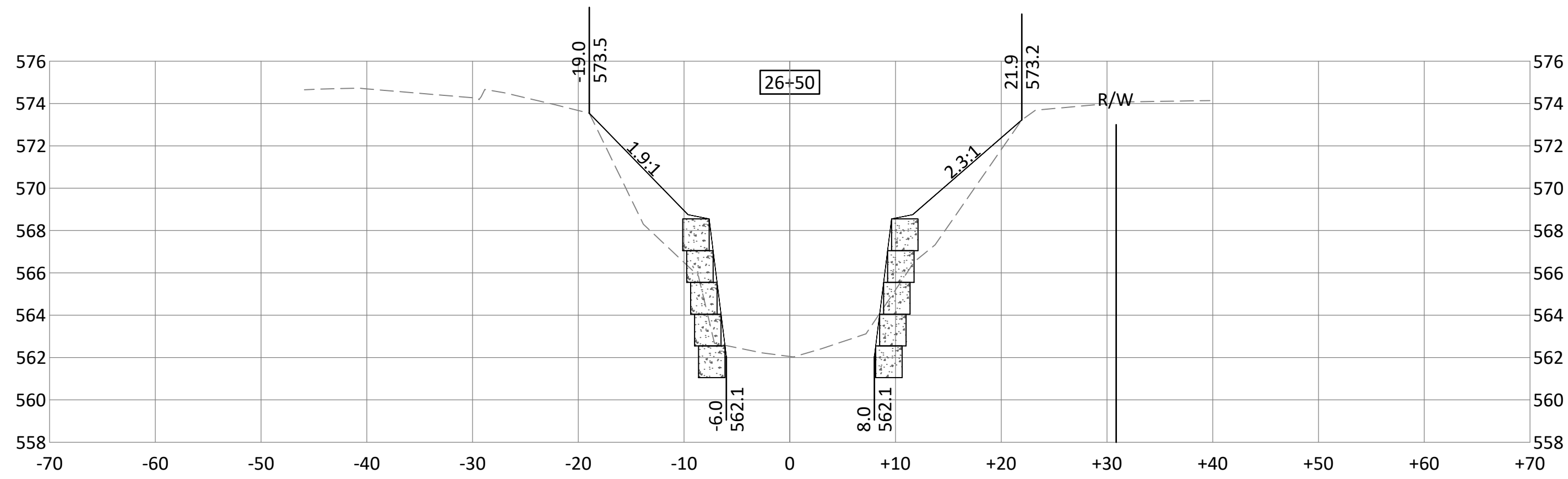
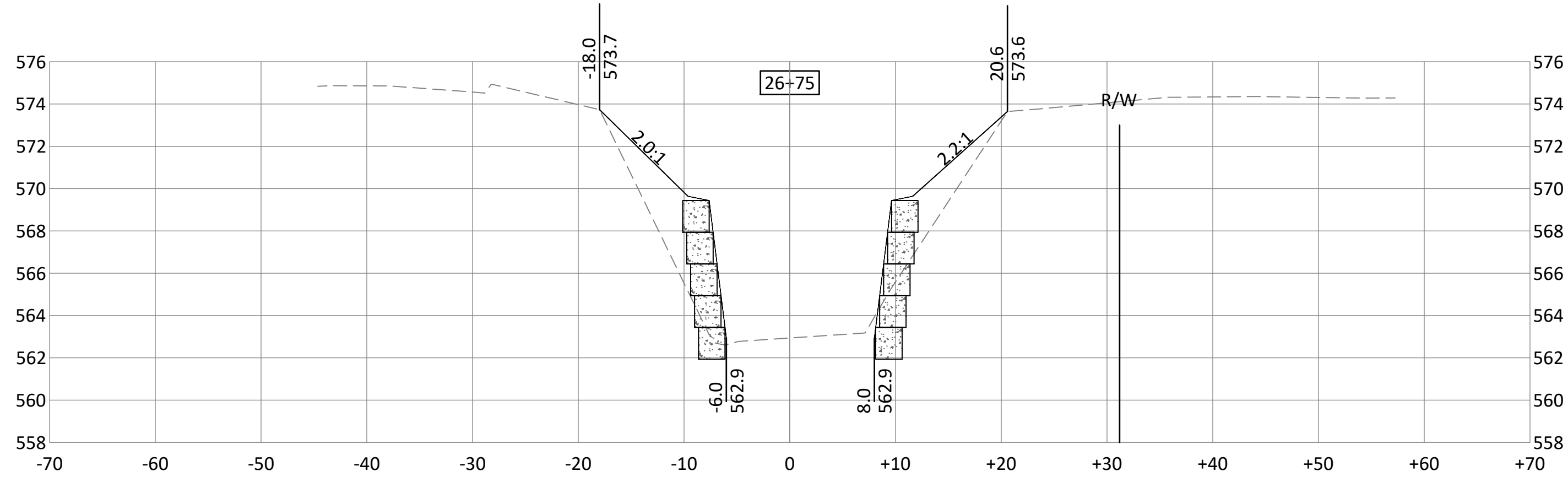
CITY OF DAVENPORT, IOWA
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W.13

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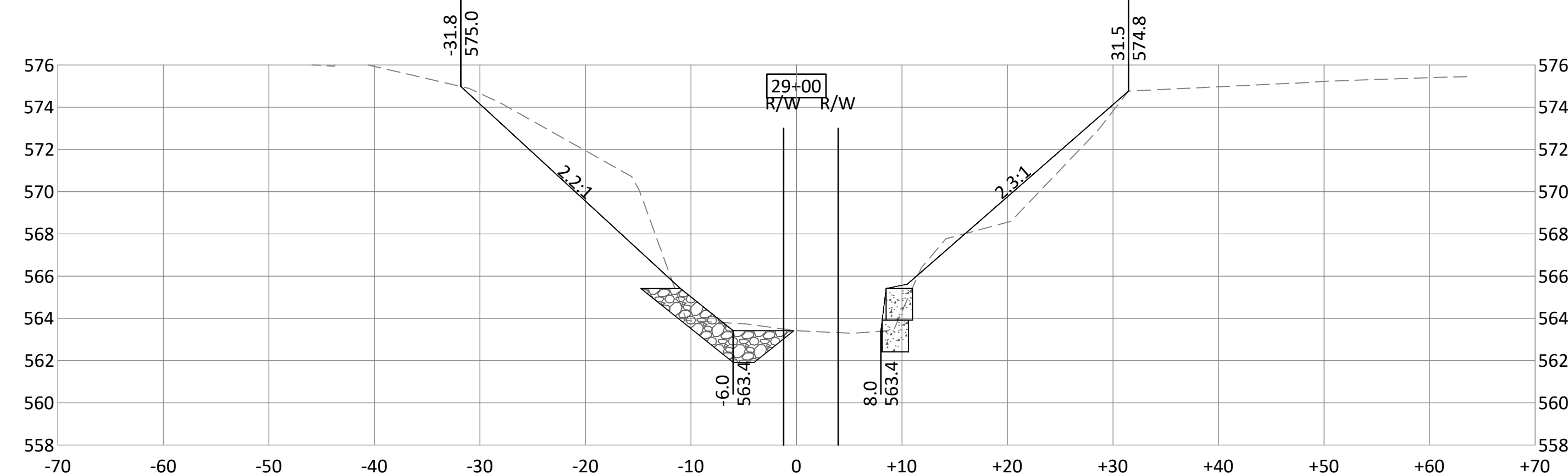
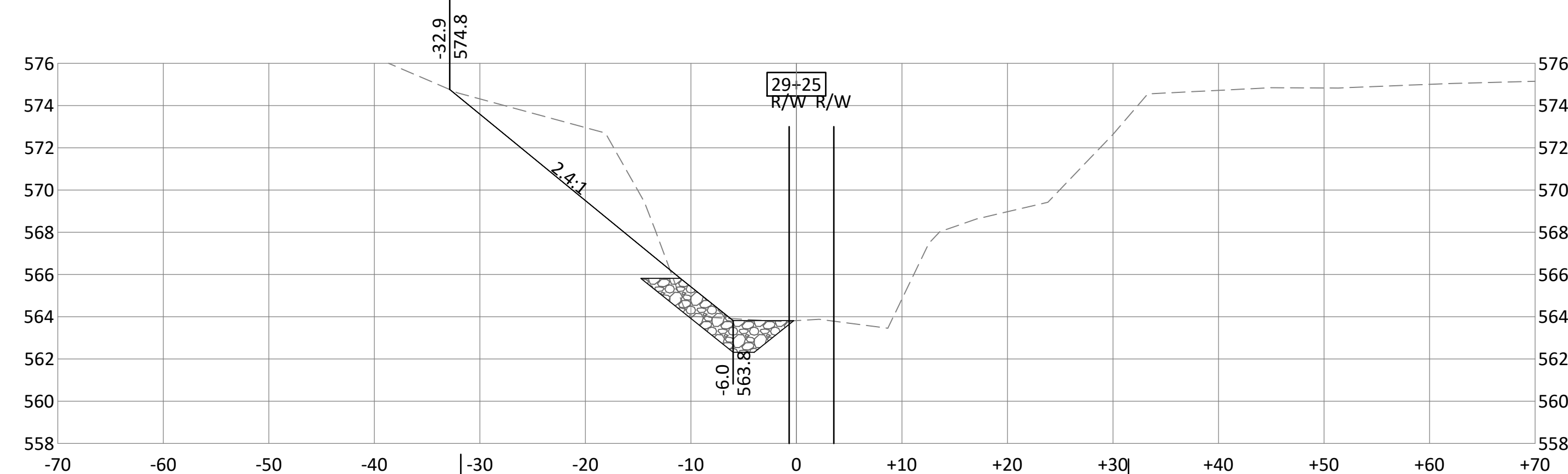
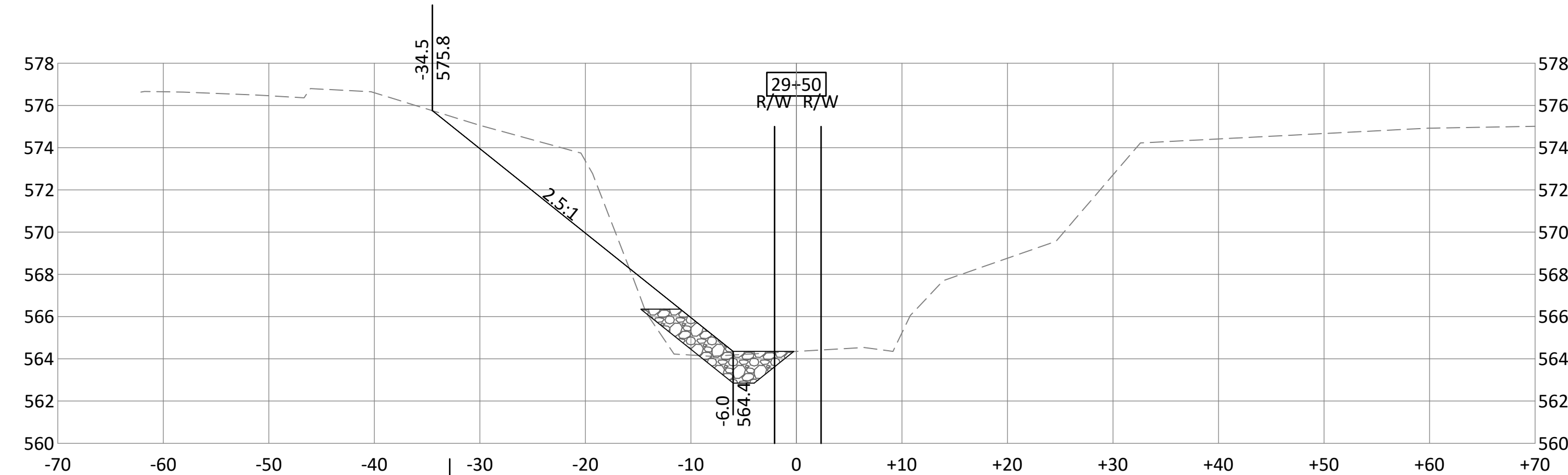
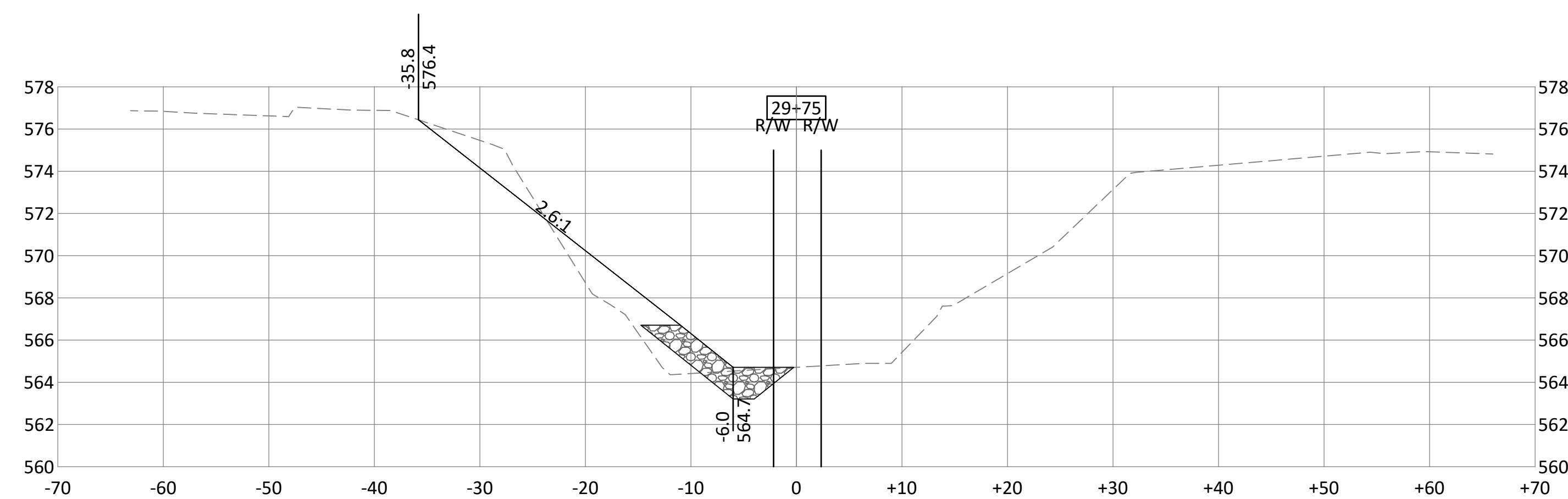
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CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION

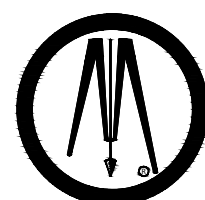
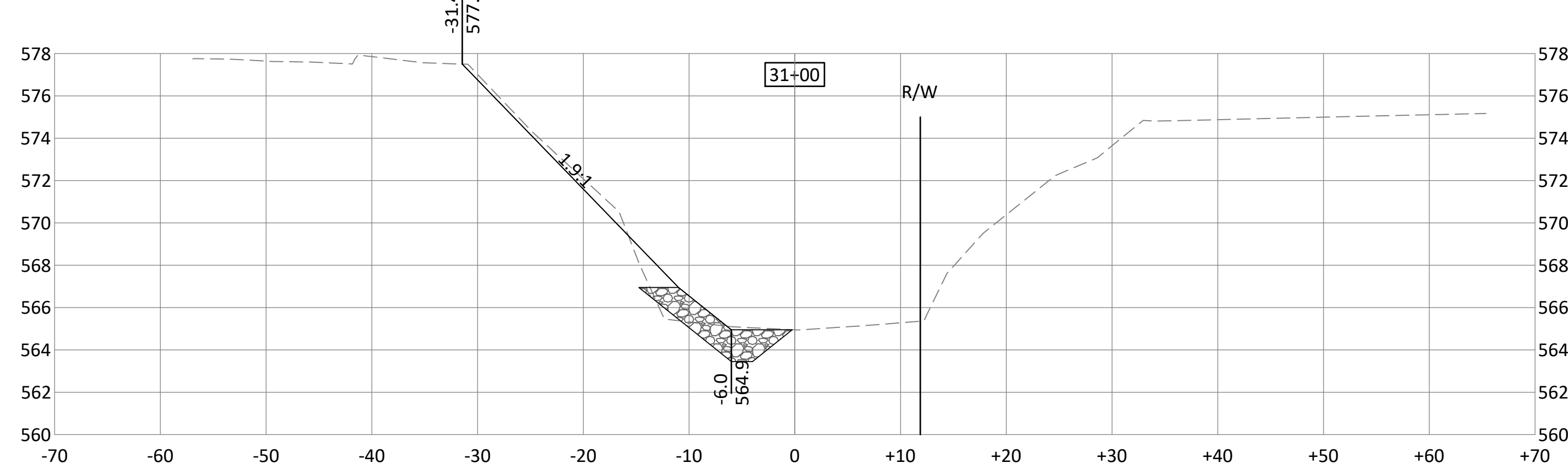
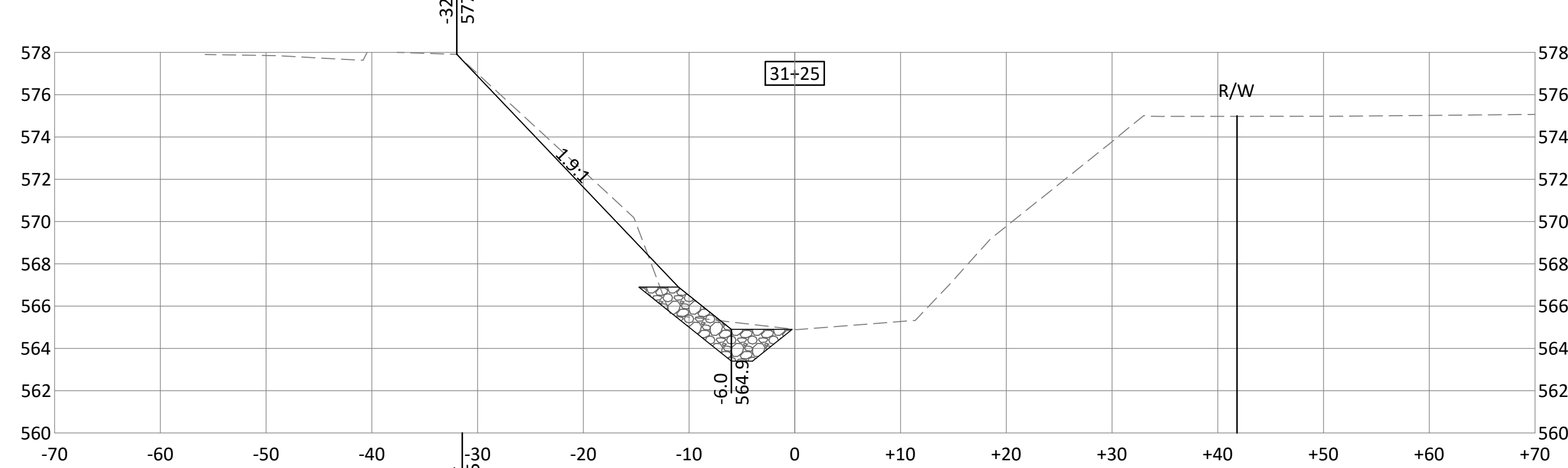
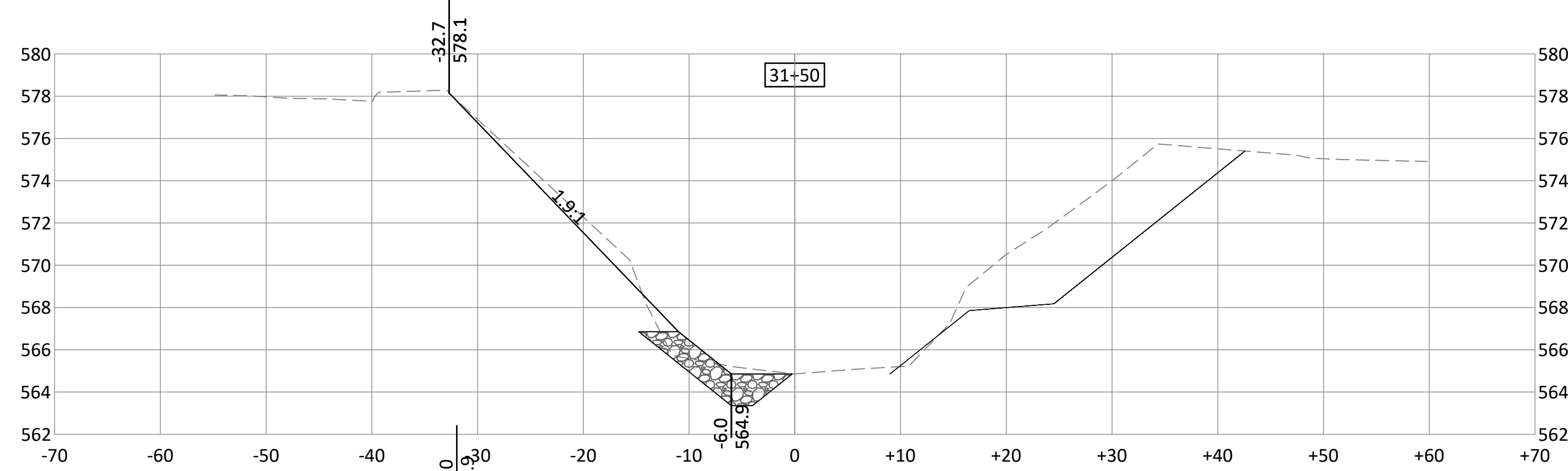
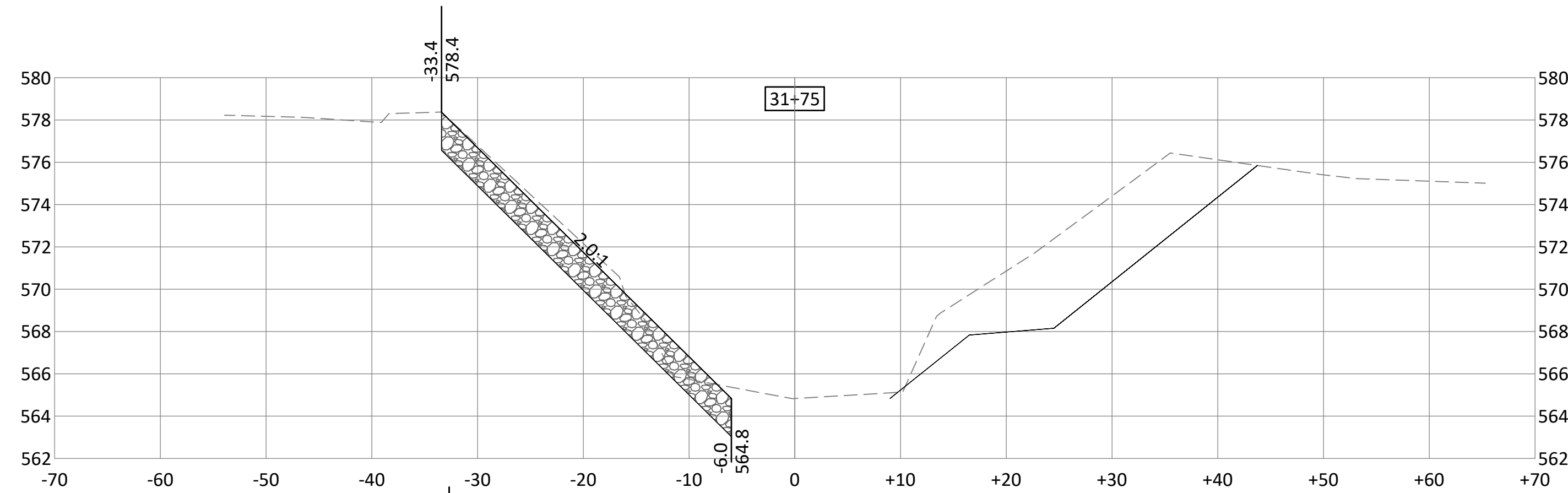
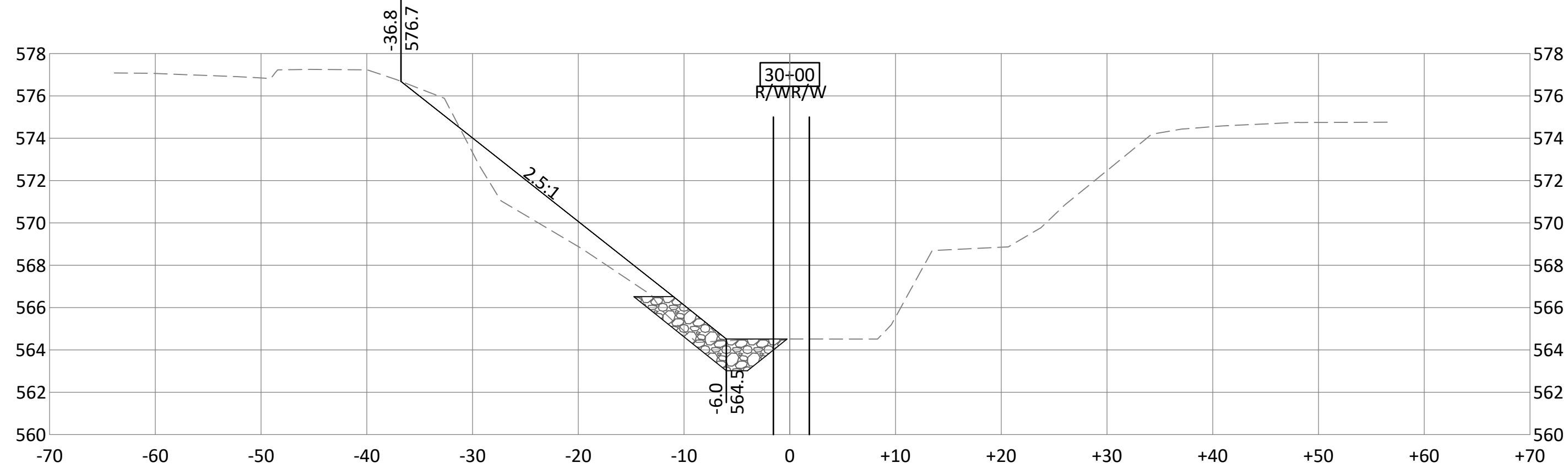
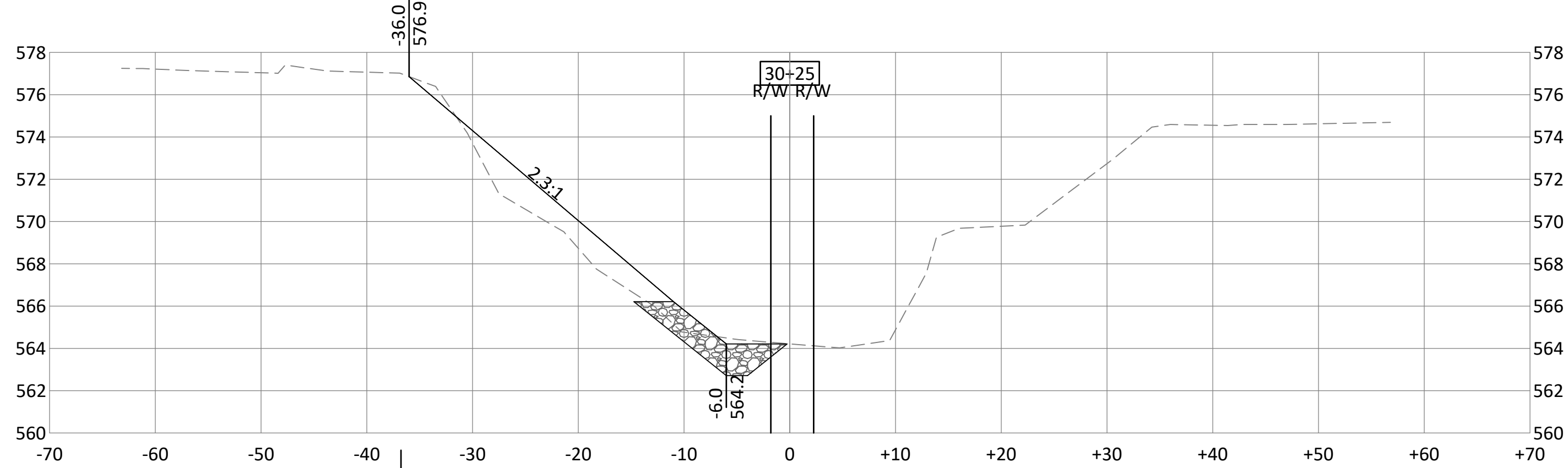
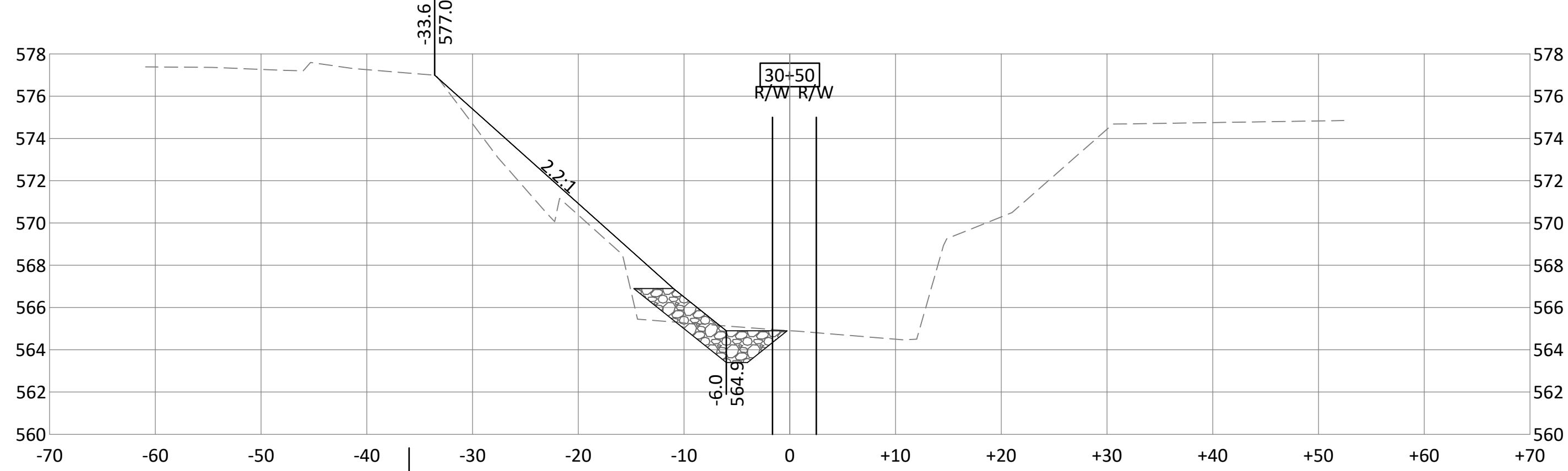
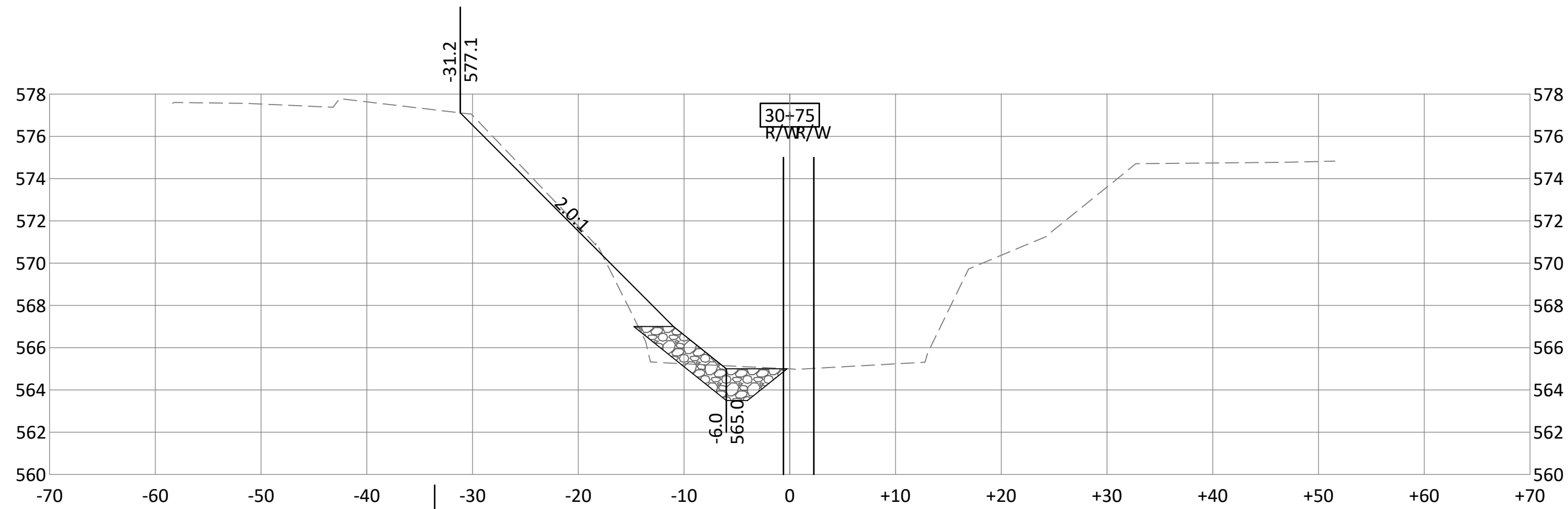
CROSS SECTIONS

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1519 BALTIMORE DRIVE
AMES, IOWA 50010
Phone: (515) 233-6100
Email: Ames@bolton-menk.com
www.bolton-menk.com

DESIGNED	TJT	NO.	1	ISSUED FOR	30% REVIEW	DATE	6-9-2020
DRAWN	TJT		2	60% REVIEW			7-24-2020
CHECKED	RMB						
CLIENT PROJ. NO.	611.120525						

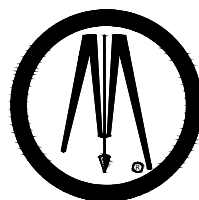
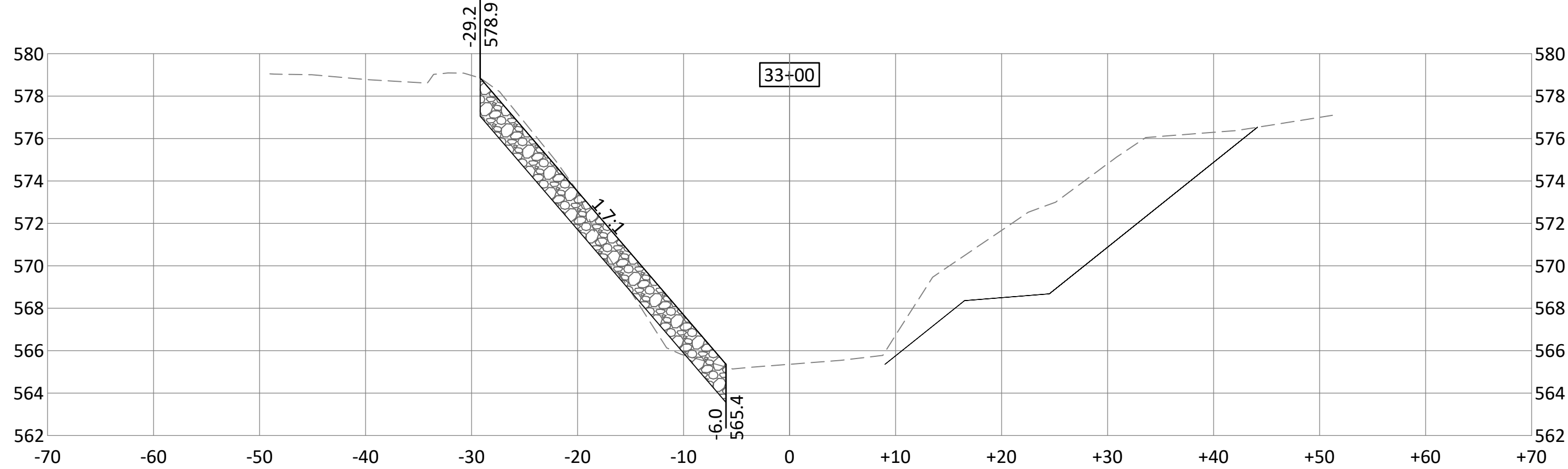
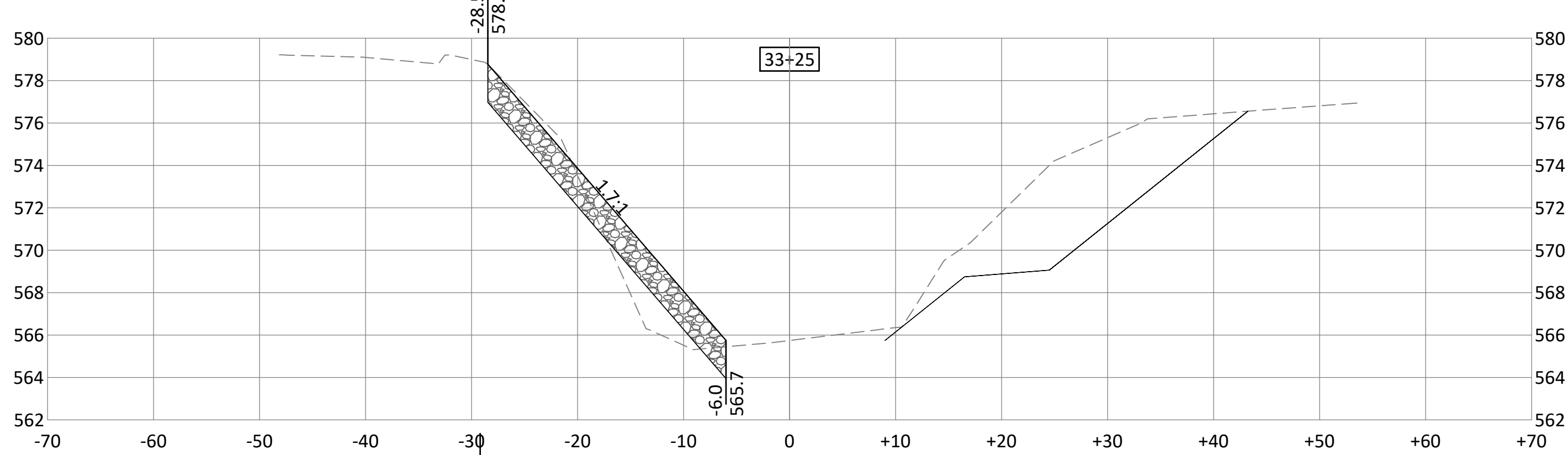
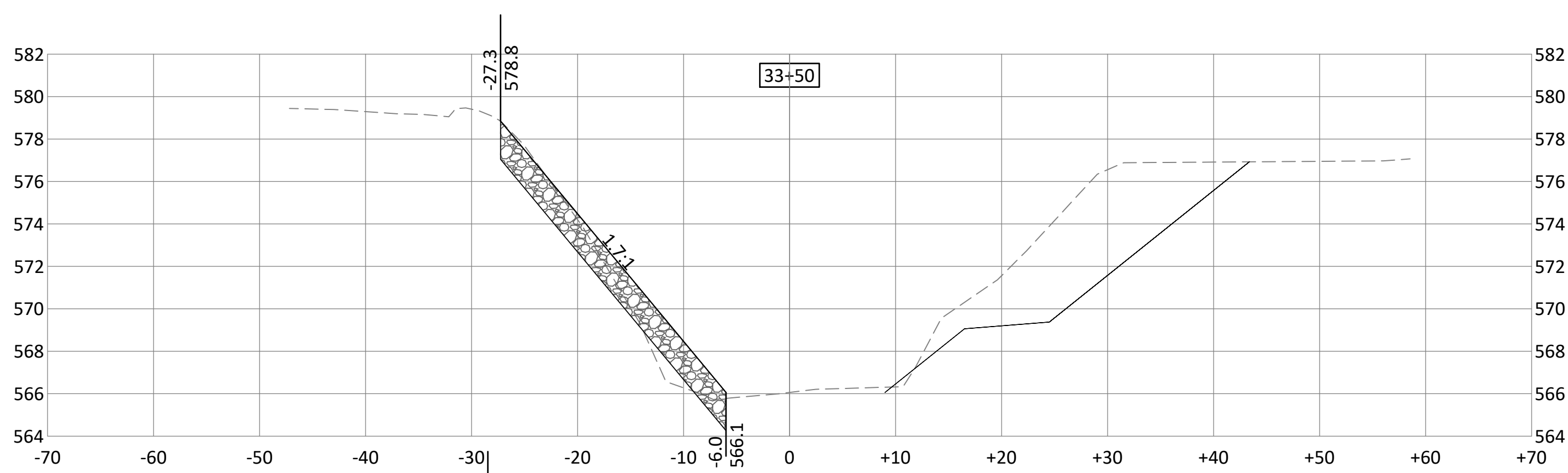
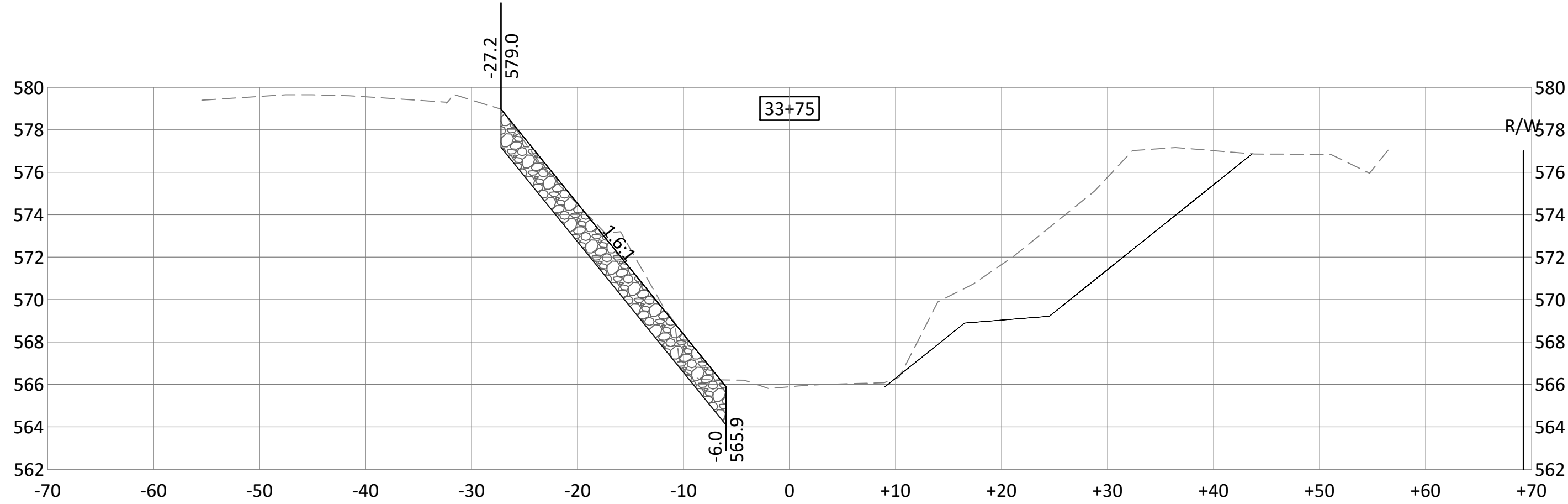
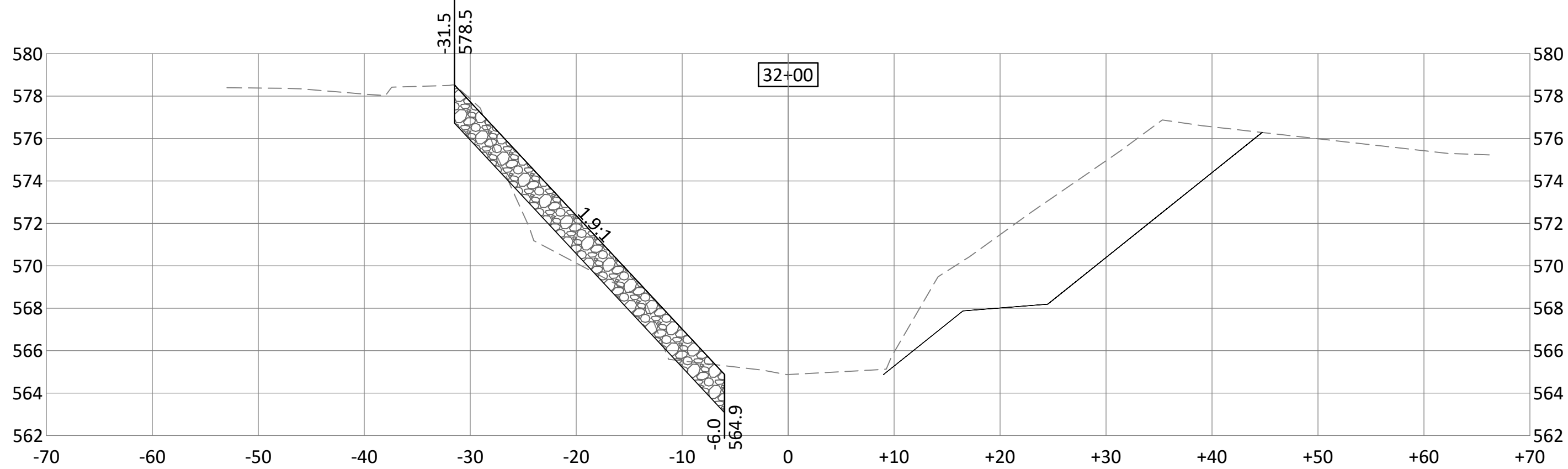
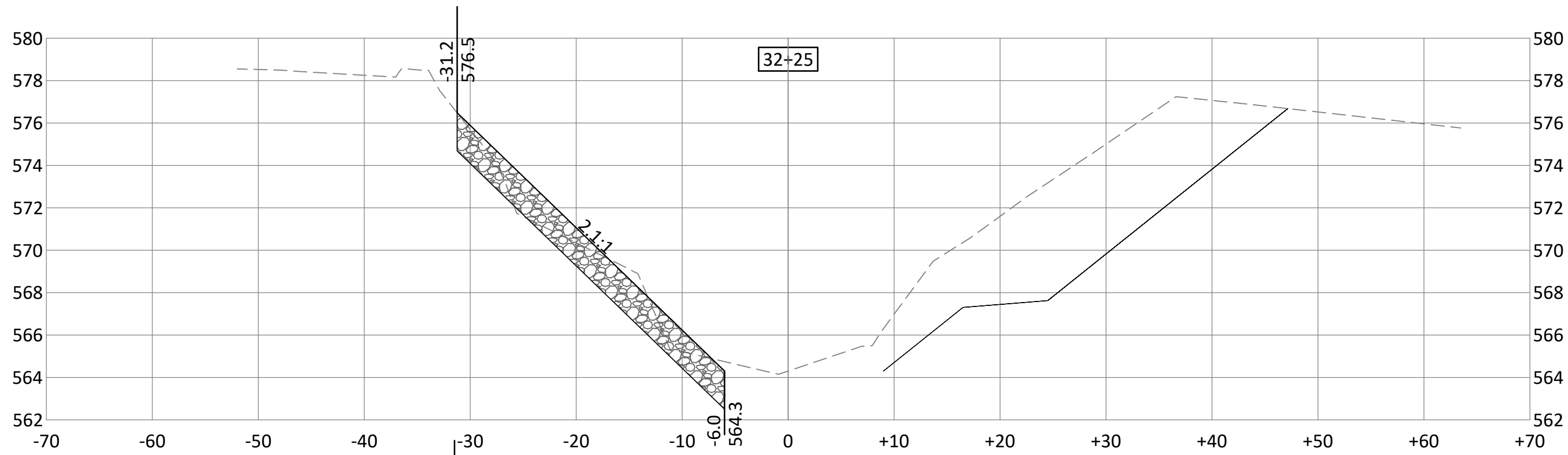
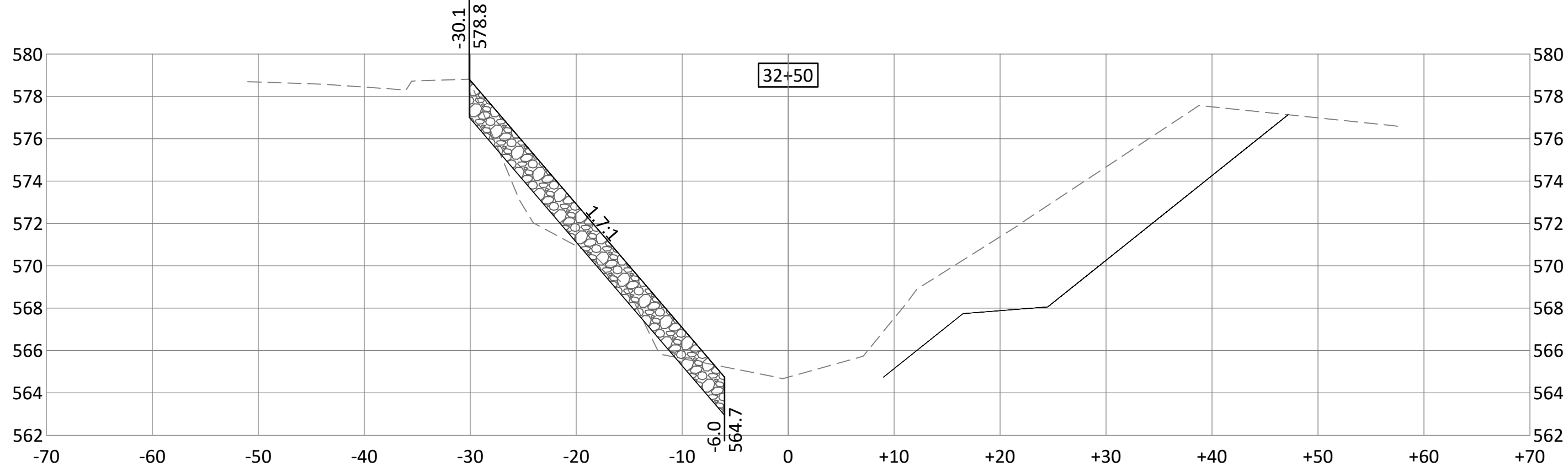
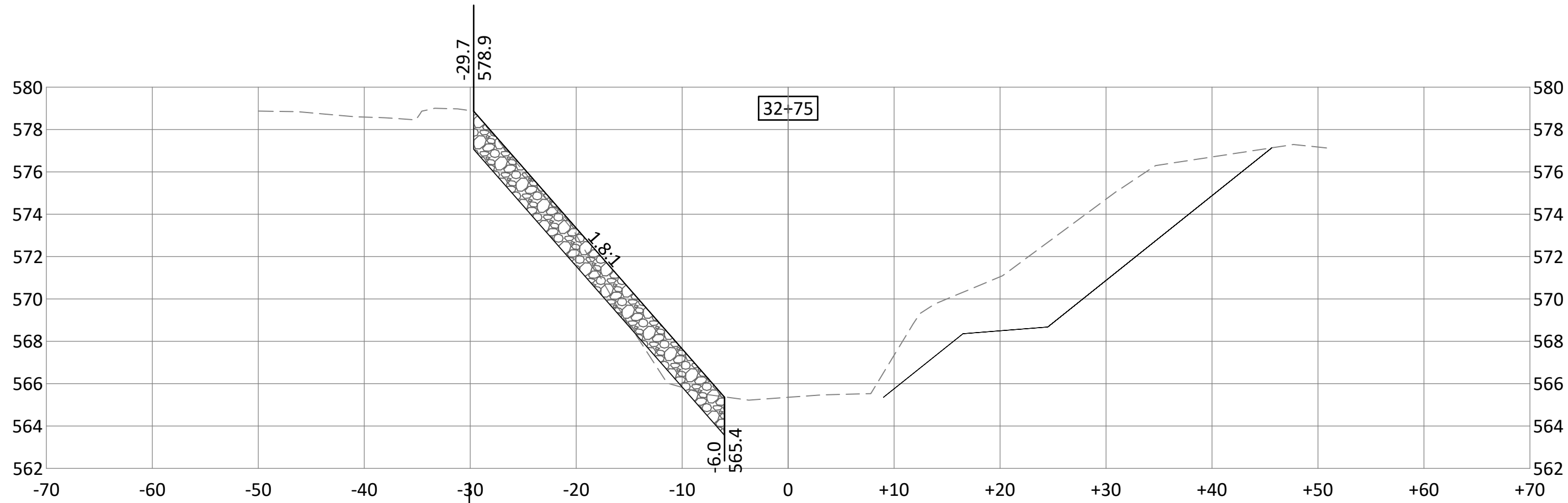
CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION

CROSS SECTIONS

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DESIGNED	TJT	NO.	1	ISSUED FOR	30% REVIEW	DATE	6-9-2020
DRAWN	TJT	2	60% REVIEW	7-24-2020			
CHECKED	RMB						
CLIENT PROJ. NO.	G11.120525						

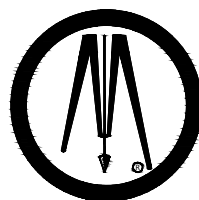
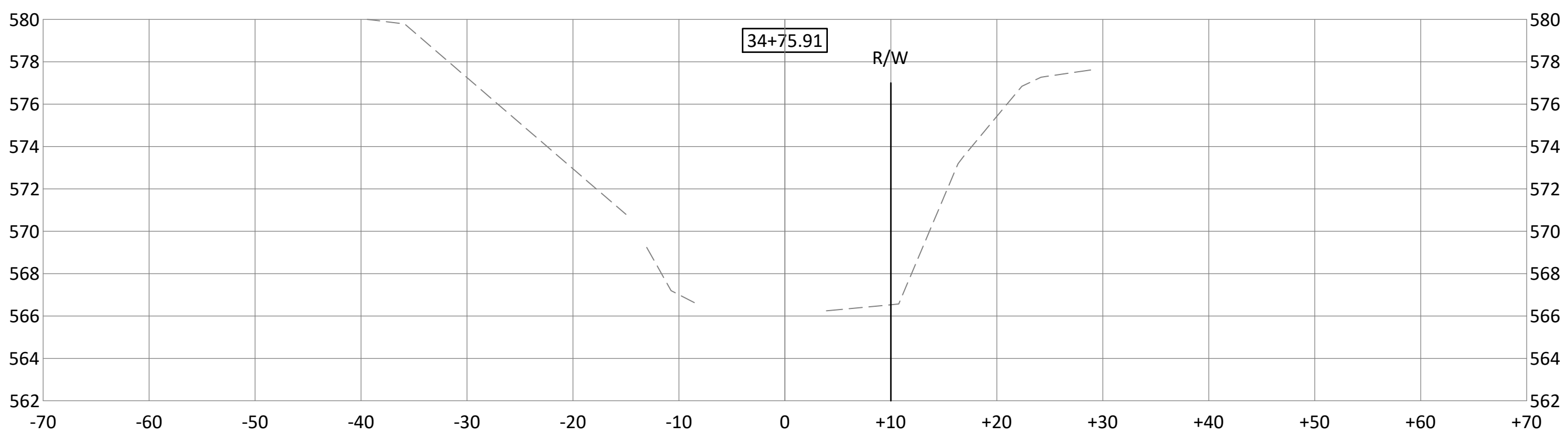
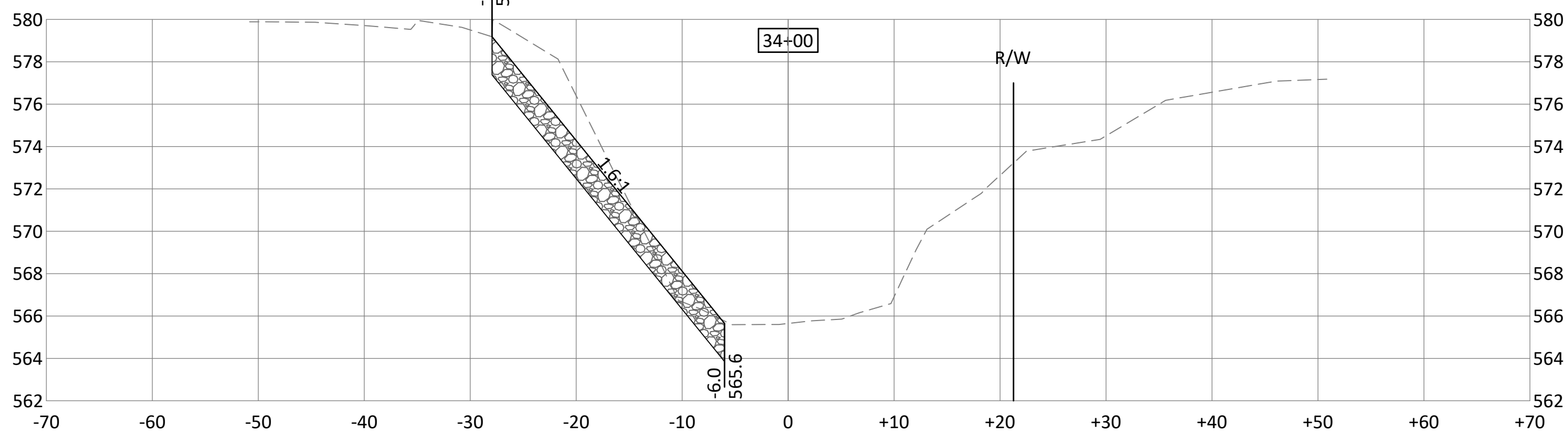
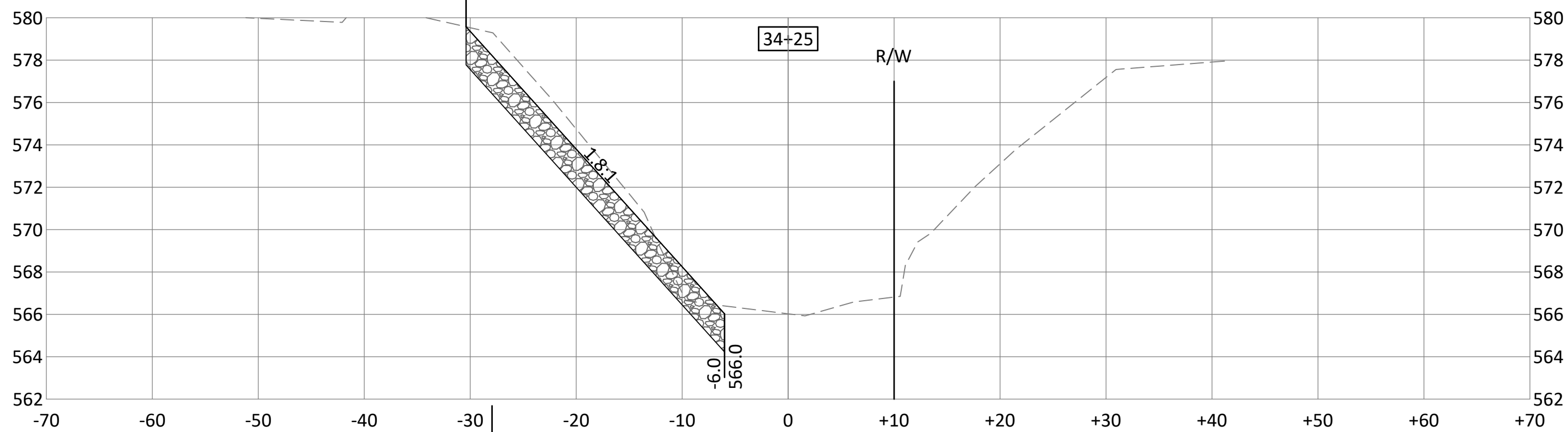
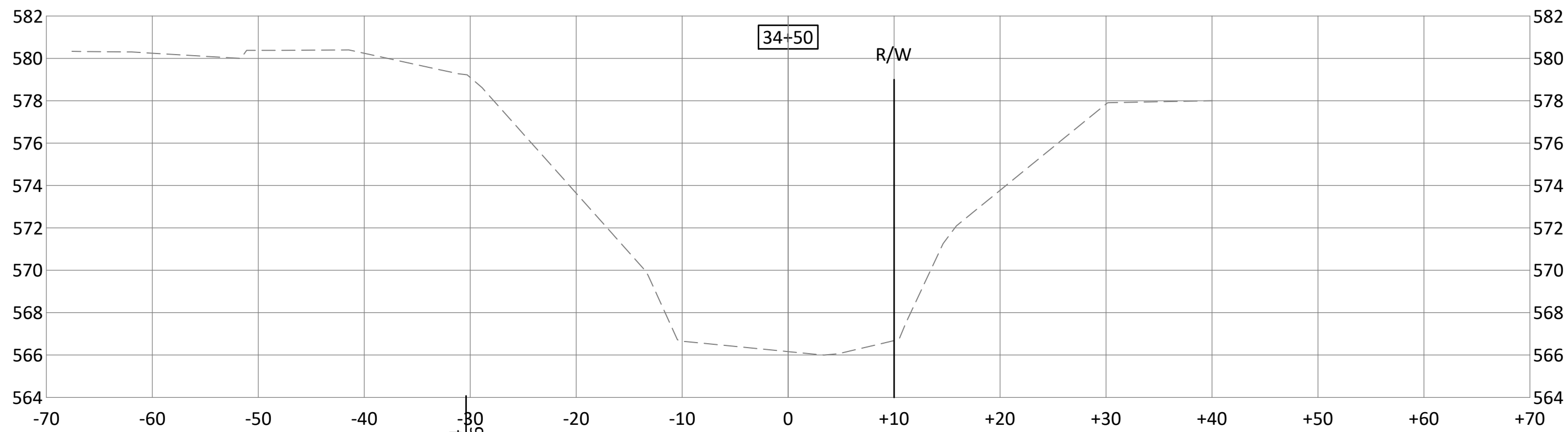
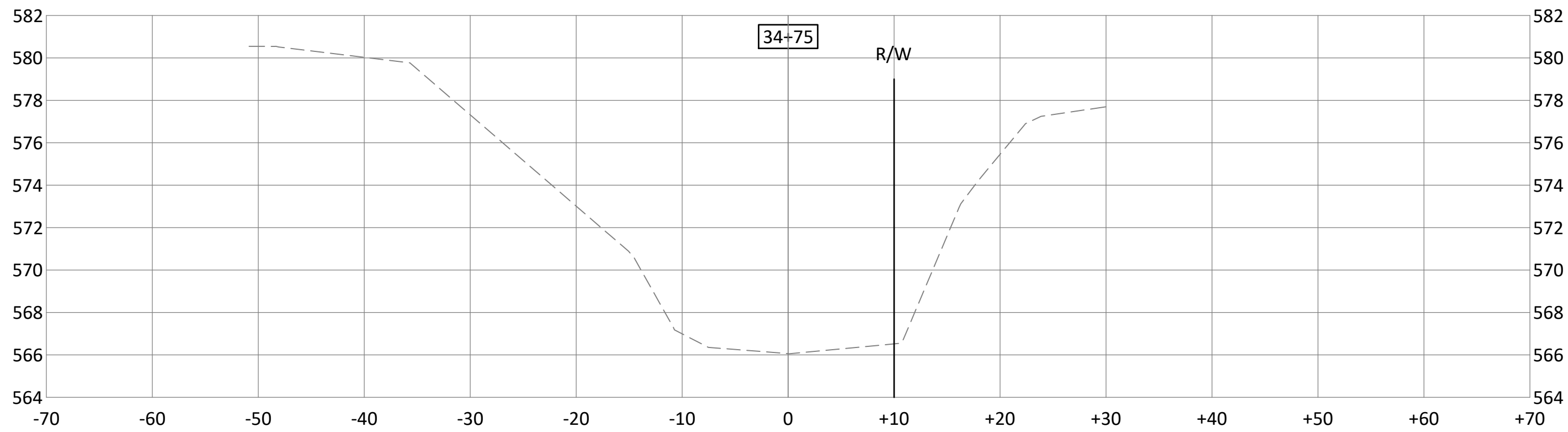
CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION

CROSS SECTIONS

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CHECKED			
RMB			
CLIENT PROJ. NO.			
G11.120525			

CITY OF DAVENPORT, IOWA
BLACKHAWK CREEK STABILIZATION

CROSS SECTIONS

SHEET

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Line	Line Number	Line Type	Quantity	UoM
LINE	1	Clearing & Grubbing	1.2	AC
LINE	2	Excavation, Class 13	1475	CY
LINE	3	Storm Sewer, 12 IN	55	LF
LINE	4	Storm Sewer, 15 IN	29	LF
LINE	5	Storm Sewer, 24 IN	15	LF
LINE	6	Removal of Storm S	85	LF
LINE	7	Pipe Apron, CMP, 1	2	EA
LINE	8	Pipe Apron, CMP, 1	1	EA
LINE	9	Pipe Apron, CMP, 2	1	EA
LINE	10	Storm Manhole, SV	2	EA
LINE	11	Intake, SW-513	1	EA
LINE	12	Temporary Traffic C	0.6	LS
LINE	13	Conventional Seedi	0.6	AC
LINE	14	Wetland Seeding	1.2	AC
LINE	15	Plants, Vertical Live	3125	EA
LINE	16	Plants, Horizontal L	2960	EA
LINE	17	Filter Sock, 12 IN	7440	LF
LINE	18	Temporary RECP, T	70	SQ
LINE	19	Temporary RECP, T	1172	SQ
LINE	20	Rip Rap, Class E	1925	TON
LINE	21	Modular Block Ret	3795	SF
LINE	22	Construction Surve	0.6	LS

Description	Commodity Identifier	Estimated Response
Clearing & Grubbing	91223	\$6,600.00
Excavation, Class 13	91223	\$22,125.00
Storm Sewer, Trenched, CMP, 12"	91223	\$3,300.00
Storm Sewer, Trenched, CMP, 15"	91223	\$2,320.00
Storm Sewer, Trenched, CMP, 24"	91223	\$1,350.00
Removal of Storm Sewer	91223	\$2,125.00
Pipe Apron, CMP, 12 IN	91223	\$1,000.00
Pipe Apron, CMP, 15 IN	91223	\$500.00
Pipe Apron, CMP, 24 IN	91223	\$1,700.00
Storm Manhole, SW-401, 48 IN	91223	\$8,000.00
Intake, SW-513	91223	\$5,000.00
Temporary Traffic Control	91223	\$6,000.00
Conventional Seeding, Fertilizing, and Mulching	91223	\$600.00
Wetland Seeding, Fertilizing, and Mulching	91223	\$2,400.00
Plants, Vertical Live Stakes, Fertilizing, and Mulching	91223	\$14,062.50
Plants, Horizontal Live Stakes, Fertilizing, and Mulching	91223	\$11,840.00
Filter Sock, 12 IN, Fertilizing, and Mulching	91223	\$20,460.00
Temporary RECP, Type 3.B, Fertilizing, and Mulching	91223	\$2,100.00
Temporary RECP, Type 4, Fertilizing, and Mulching	91223	\$70,320.00
Rip Rap, Class E, Fertilizing, and Mulching	91223	\$92,400.00
Modular Block Retaining Wall, Fertilizing, and Mulching	91223	\$227,700.00
Construction Survey, Fertilizing, and Mulching	91223	\$4,500.00

City of Davenport

Agenda Group:
Department: Community Development Committee
Contact Info: Bruce Berger | 563-326-7769
Wards:

Action / Date
10/28/2020

Subject:
Resolution approving the proposed conveyance of the Heritage property located at 501 W 3rd Street to Foundation Housing (petitioner). [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
Earlier this year, the City began to explore the potential sale of the Heritage property. The high-rise building, with 120 housing units, was constructed in the late 1970s in partnership with HUD (the U.S. Department of Housing and Urban Development) to address the need for affordable housing for seniors and those with disabilities.

Recent changes with HUD rules allow more flexibility in repositioning assets developed in partnership with the agency. With HUD's encouragement, the City began to explore the sale of the property while maintaining long-term affordability for the same population. Owning and managing residential rental properties is not part of the City's core mission. Further, as the property is roughly 40 years old, it is anticipated that substantial capital improvements will be needed in coming years. As such, non-government entities would have access to tax credits, grants, and other forms of assistance to which the City would not.

Through the spring and summer, Letters of Interest (LOI) and offers were submitted by a number of interested parties. With the goals of identifying a new owner with a great track record of long-term ownership/management and renovation of similar affordable properties, staff is recommending the sale of the property to the National Foundation for Affordable Housing Solutions, now called Foundation Housing.

Foundation Housing was originally formed in 1990 and currently owns roughly 100 properties in 21 states, including Minnesota, Illinois, Missouri, and Iowa. Approximately one-third of their portfolio are senior/disabled properties. Foundation Housing recently acquired and renovated a nine-story senior structure in Waterloo, Iowa.

Their offer is to acquire for \$6,350,000 and includes standard contingencies, including obtaining HUD approval. They plan to ask for a 20-year extension of the existing agreement with HUD, which means there would be no change to rental assistance for existing tenants. Foundation intends to acquire and develop plans to renovate the property. If approved, transfer of the property is anticipated in spring 2021.

Approval of this Resolution will authorize staff to accept the offer, negotiate the details, provide necessary documentation, and sign documents as part of the transfer process.

ATTACHMENTS:

Type

Description

- ▣ Resolution Letter
- ▣ Exhibit
- ▣ Cover Memo

Resolution
Exhibit A
Purchase Terms

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	10/15/2020 - 8:56 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the proposed conveyance of the Heritage property located at 501 W 3rd Street to Foundation Housing (petitioner).

WHEREAS, the City of Davenport is the legal owner of certain property legally described as parcels L0005-29C and L0005-29B (see Exhibit A); and

WHEREAS, the City of Davenport desires ongoing Project-Based Section 8 housing assistance for tenants of the Heritage property; and

WHEREAS, owning and managing residential rental property is not part of the City's core mission; and

WHEREAS, the petitioner, Foundation Housing, is a nationally-recognized affordable housing firm respected by HUD, with a long-term track record of owning Project-Based Section 8 properties similar to the Heritage; and

WHEREAS, the petitioner has submitted an offer to acquire the property for \$6,350,000 with the intent of maintaining Project-Based Section 8 with current tenants and renovating the property; and

WHEREAS, a Public Hearing on this proposed conveyance is required by Iowa law and was held on October 21, 2020.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport to approve the proposed conveyance of the Heritage property to Foundation Housing (or an entity formed by Foundation Housing).

Passed and approved this 28th day of October, 2020.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Exhibit A
LEGAL DESCRIPTION

Lot Five (5) and the North Sixty (60) feet of Lot Six (6) in Block Ten (10) in the Original Town (now City) of Davenport, in Scott County, Iowa.

AND

All of Lot Seven (7) and the South Twenty (20) feet of Lot Six (6) all in Block Ten (10) in the Original Town (now City) of Davenport.

AND

The North Forty (40) feet of Lot Three (3), Block Ten (10) in the Original Town (now City) of Davenport, Scott County, Iowa.

AND

The South Half of Lot three (3) in Block Ten (10) in the Original Town (now City) of Davenport, Scott County, Iowa, excepting therefrom the part thereof conveyed by The Salvation Army to River Realty Company by deed dated November 30, 1959, and recorded in Book 245 of Deeds, on page 368, in the office of the Recorder of Scott County, Iowa.

AND

The East Thirty-five (35) feet of the North Seventy (70) feet of Lot Four (4), Block Ten (10), Original Town (now City) of Davenport, Scott County, Iowa.

AND

West 30 feet of the East 89 feet of Lot 4 in Block 10 in Original Town (now City) of Davenport, Iowa.

AND

West Sixty-one (61) feet of Lot Four (4), and the South Ten (10) feet of the East Eighty-nine (89) feet of Lot Four (4), Block Ten (10), Original Town (now City) of Davenport, Scott County, Iowa.

AND

Part of Lot 4 in Block 10 in the Original Town (now City) of Davenport, Iowa, more particularly described as follows: Beginning on the South line of Third Street at a point 35 feet West of the North East corner of said Lot 4; thence running West along the South line of Third Street 24 feet; thence South parallel with the East line of said Lot 4, 70 feet; thence East parallel with the South line of Third Street 24 feet; thence North 70 feet to the place of beginning; together with the right of way in common with the other owners of said Lot 4 over and along the South 10 feet of the East 59 feet of said Lot 4.

National Foundation for Affordable Housing Solutions, Inc.

11810 Grand Park Avenue, Suite 600
North Bethesda, MD 20852
Phone 301-998-0400
www.FoundationHousing.com



August 21, 2020

Via E-Mail Only

Andrew Daitch
Affordable Housing Advisors
andy@mmaha.com

Re: **The Heritage Apartments (Davenport, Iowa)**

Dear Andy:

This letter of intent summarizes the principal terms upon which National Foundation for Affordable Housing Solutions, Inc., or its assigns as described below (the “Buyer”) would be interested in purchasing The Heritage Apartments, a 120-unit elderly affordable rental housing property located at 501 W. 3rd Street, Davenport, Iowa 52801 (the “Property”) from the current owner of the Property (the “Seller”). This letter of intent is not a binding contract and Buyer and Seller will not be obligated to purchase or sell the subject property by virtue of their execution hereof. The parties will be bound only by a formal Purchase and Sale Agreement executed by both the Buyer and the Seller (the “Contract”) containing the provisions of this letter of intent and other customary and mutually satisfactory terms. Notwithstanding anything to the contrary contained herein, Buyer and Seller each acknowledge that Buyer will assign its rights under the Contract to a newly formed, single-purpose entity designated by Buyer. Except as provided in the previous sentence, Buyer shall only assign its rights under the Contract with Seller’s prior written consent. This letter is offered merely for discussion purposes and, except as expressly otherwise provided herein to the contrary, none of the provisions summarized in this letter of intent are intended to be, nor shall they be construed as being, binding upon, or evidencing an agreement between or among, the parties. The purchase and sale would be on the following principal terms:

1. **Purchase Price.** The purchase price for the Property shall be Six Million Three Hundred Fifty Thousand and 00/100 Dollars (\$6,350,000.00) (the “Purchase Price”).

The Property sold shall include the real property including land and existing improvements, all leases, security deposits and guaranties of leases, all personal property, maintenance supplies, replacement reserves, escrows, residual receipts accounts or other impounds, all business records, licenses, zoning approvals, site plans and other tangible and intangible personal property owned by the Seller and used in the ownership or operation the subject realty, all of which shall be free and clear of all liens, charges or encumbrances except as expressly described herein. Any maintenance or other contracts for the operation of the Property will be subject to the Buyer’s review and approval or rejection during the Feasibility Period described below, except that Buyer shall only have the right to direct Seller to terminate terminable contracts. Any terminable



contracts which Buyer does not expressly agree to assume will be terminated without cost or liability to Buyer or the Property at Closing. At the Closing, the Property will be conveyed to Buyer by Special Warranty Deed subject only to standard title exceptions. Seller shall be solely responsible for prepayment or repayment, as applicable, of any outstanding indebtedness relating to the Property, including without limitation, any flexible subsidy loans, grants or other amounts due to HUD in connection with disposition of the Property.

At Closing (as defined in Section 7 hereof), Buyer shall deliver the Purchase Price to Seller in cash, less any credits in Buyer's favor for the Deposit and other adjustments described herein. Seller shall be solely responsible for payment of any and all broker fees or commissions due to any broker in connection with the marketing or sale of the Property unless Buyer expressly agrees otherwise in a writing signed by Buyer and such broker.

2. Deposit. Upon execution of a Contract to acquire the Property Buyer will post a good-faith cash deposit in the amount of Two Fifty Hundred Thousand and 00/100 Dollars (\$250,000.00) (the "Deposit"). The Deposit will be held by the title company selected by Buyer to insure title to the Property. The Deposit will be placed in an interest-bearing escrow account, with all interest earned to be added to and become a part of the Deposit. Interest on the Deposit will be reported against the T.I.N. of the Buyer unless the Deposit is forfeited, in which case it will be reported against the T.I.N. of the Seller. The Deposit will be refundable to the Buyer if: (i) Buyer terminates the Contract during the Feasibility Period for any reason whatsoever; (ii) Seller cannot deliver consent and approval of the sale by its members/partners, as applicable; (iii) Seller is unable to deliver clear and marketable title to the Property at Closing, free of all mortgage liens, charges and other financial encumbrances; or (iv) the contingencies set forth in Section 5 and Section 6 are not satisfied at or prior to Closing. In the event of default by Buyer under the Contract, the Deposit will be forfeited as liquidated damages as Seller's sole remedy. At the Closing, the Deposit will be applied against the purchase price. From and after the Feasibility Period, and subject to the additional conditions set forth above, except for Seller's default under the Contract, the Deposit shall be non-refundable to Buyer.

3. Feasibility Period. Buyer will have a period (the "Feasibility Period") of forty five (45) days following the later of (i) full execution of the Contract and (ii) receipt by it of all due diligence materials to be furnished by Seller to conduct such studies and investigations of the Property, as Buyer desires, which due diligence materials shall include items (i)-(xvii) below and Exhibit A items annexed hereto, to the extent in Seller's actual possession, to determine the feasibility of Buyer's proposed acquisition of the Property. Until expiration of the Contract, Buyer will have the right to enter the Property (subject to the rights of occupancy tenants), conduct tests, studies and evaluations of the Property and interview Seller's management personnel. To facilitate Buyer's review and evaluation of the Property, Seller will furnish Buyer with copies of the following: (i) monthly and year-to-date operating statements for the current year and the last three calendar years; (ii) the current year's operating and capital budgets; (iii) copies of all material contracts affecting the Property; (iv) copies of the current financing and subsidy documents; (v) copies of all licenses and permits for the Property or its operation, including all building permits and certificates of occupancy, as well as all rent control filings and/or claims for exemption, as



applicable; (vi) copies of any surveys, title insurance policies, reported exceptions, plans, specifications and similar materials which are in Seller's or its counsel's possession; (vii) copies of all uncured notices of violation; (ix) copies of the latest tax bills for the Property and any assessment or reassessment notices; (x) a current rent roll and access to copies of all leases; (xi) a summary of (which shall include the declarations page) or copies all insurance policies; (xii) a copy of the Seller's current lease form; (xiii) a schedule of the current rents and available tenant income profile information for all existing residential leases; (xiv) a schedule of all employees of the Property and their current salaries and benefits; (xv) copies of all inspection reports, engineering reports, environmental assessments and assessments of the Property which are in Seller's possession; (xvi) copies of all warranties and bonds with respect to the Property and all related public improvements; and (xvii) access to, and copies if they are available, of the as-built plans and specifications for the Property. At any time during the Feasibility Period, Buyer may elect to terminate the Contract in its sole and absolute discretion and upon so doing so, Buyer shall receive a full refund of the Deposit and any interest earned thereon, the Contract shall be of no further force or effect against Buyer or Seller, and Buyer and Seller shall have no further obligation to each other resulting from the Contract or this letter of intent.

4. Tenant Purchase Rights. Buyer's obligation to purchase the Property will be subject to confirmation that no tenant or group of tenants or any other entity or organization have any other rights to acquire the Property under applicable law or otherwise.

5. Finance Contingencies. Buyer's obligation to purchase the Property is not subject to any financing; however, Buyer's obligation to purchase the Property is subject to final approval of Buyer's application for assumption of the Property's Section 8 Housing Assistance Payment Contract between the Seller and the United States Department of Housing and Urban Development ("HUD") (the "HAP Contract"), including 2530 approval and other approvals which HUD or Buyer may require in order to effectuate the transaction described herein, on terms acceptable to Buyer in its reasonable discretion (collectively, the "HUD Approvals").

6. Other Contingencies. Buyer's and Seller's obligations to purchase and sell the Property will be further conditioned upon (i) Seller furnishing Buyer with evidence of receipt of all necessary approvals of the sale of the Seller's members/partners; and (ii) ratification of the Contract by Buyer's board of directors. Buyer's obligation to purchase the Property will be further conditioned upon its receipt of all necessary consents, permits, licenses, approvals and clearances, if any, that are required for ownership and operation of the Property from the governmental authorities having jurisdiction over the Buyer or the Property, including, without limitation the HUD Approvals (collectively, the "Agency Approvals"). From and after the Feasibility Period, if Buyer is unable to obtain the Agency Approvals on or before Closing, Buyer shall have the right to terminate the Contract, and Seller shall not be entitled to retain the Deposit. The Property is to be sold in "as is" condition, and Buyer agrees to rely solely on its due diligence in reviewing the Property, except for the customary representations and warranties that Seller and Buyer may mutually negotiate as part of the Contract, it being understood that such representations and warranties will be of a limited nature, as usually negotiated in contracts of this type. All pending notices of violation for which a monetary lien has been filed against the Property must be satisfied



and released, and all vacant apartments must be fully equipped, vacant, painted and rent ready with all appliances and systems in good working order in Seller's reasonable judgment. The Contract will contain the following other conditions to Buyer's obligation to consummate closing: the absence of any material casualty damage; absence of any pending or threatened material condemnation; title being as required above; performance of Seller's material obligations under the Contract; and waiver or expiration of any and all purchase rights by third parties.

7. Closing. Closing will occur on a date designated by the Buyer, which shall be no later than: (i) one hundred twenty (120) days after expiration of the Feasibility Period; or (ii) fifteen (15) business days after Buyer's receipt of the Agency Approvals, whichever is later ("Closing").

8. Closing Costs; Adjustments. All income and expense items, including real estate taxes, will be adjusted between the Buyer and the Seller as of the date of Closing. No adjustment will be made for delinquent rents; Buyer will pay over to Seller any delinquent rents collected after Closing, net of costs of collection, as received provided that all rents for period after the Closing are then current. Security deposits, including interest payable thereon will be paid by Seller to Buyer at Closing or credited against the purchase price. Any existing financing secured by the Property that the Buyer has not expressly agreed in writing to assume at Closing must be prepaid by the Seller and the liens of such financing must be released from the Property at or prior to Closing. In addition, Seller will pay the following: (i) Seller's own counsel fees; and (ii) costs of terminating any terminable contracts which it is required to terminate pursuant to the terms of the Contract. Buyer will pay its own counsel fees, title insurance charges/premiums and survey costs. All recordation taxes, including without limitation, mortgage recording taxes, state and local transfer taxes, stamps and impositions shall be borne by the parties in accordance with local law and custom in similar real estate transactions.

9. Operations Pending Closing. Pending the Closing, Seller will continue to operate the Property in the ordinary course of business and perform all normal maintenance, repairs and replacements. From and after the Feasibility Period, no new contracts, agreements or arrangements shall be entered into which cannot be terminated by Seller at Closing without penalty. From and after the Feasibility Period, no new leases will be entered into at rents less than current contract rent or with security deposits less than Seller's current required security deposits and no such leases shall be for a term of more than 12 months or contain any renewal options or rights to purchase the Property or any interest therein. No extraordinary renovations, repairs or additions to the Property shall be undertaken, except to comply with requirements of applicable law or the requirements of any lender secured on the Property without the prior consent of the Buyer, not to be unreasonably withheld or delayed. No financing or refinancing of the Property or any existing mortgage indebtedness encumbering the Property shall be undertaking without the prior written consent of the Buyer, which consent may not be unreasonably withheld.

10. Confidentiality; Exclusivity.

(a) Prior to Closing, Seller and Buyer agree that they shall not disclose any of the terms of this letter or any Contract with respect to the Property to anyone who is not a



participant or a current or potential lender in the transaction, unless disclosure is (i) required in order to perform due diligence on the Property and/or consummate the transaction, including, but not limited to disclosure to the current Property manager, Buyer's or Seller's attorneys, consultants or other third parties performing due diligence, and/or HUD or any other applicable governmental agency, (ii) required by law, or governmental or other rules and regulations by which Seller or Buyer are bound, or (iii) ordered by any court of competent jurisdiction over the Property or any party hereto. Any other disclosures require the prior written consent of the Seller or Buyer, as applicable. Notwithstanding any provisions of this letter to the contrary, this agreement of Buyer and Seller to maintain confidentiality is intended to, and will be binding upon, each of Buyer and Seller.

(b) Seller and Buyer each acknowledge that the terms set forth in this letter are intended merely as an outline for negotiation of a more definitive agreement for the sale of the Property to Buyer, only reflect the parties' present intentions regarding the terms and conditions to be included in such an agreement, does not include all of the material terms which must be part of such transaction, creates no rights in favor of either party, and is subject, in all events, to the execution and delivery by Seller and Buyer of a Contract. Except as otherwise expressly provided herein, this letter does not constitute a formal or binding agreement and the provisions hereof are not binding on either party. This letter does not constitute an agreement to negotiate and solely constitutes an outline of the terms of negotiations. Except as otherwise expressly provided herein to the contrary, Seller and Buyer each acknowledge and agree that they are, respectively, proceeding with discussions related to the Property at their sole cost and expense and that either Seller or Buyer may terminate negotiations for any reason, at any time, without any liability or obligation whatsoever.

(c) The Seller shall not market the Property to other buyers while the Property is under contract pursuant to the Contract to be executed by the parties.

11. Due Diligence Requirements. The due diligence list setting forth the items that the Buyer will need to review and approve prior to Closing for the Property is attached hereto as Exhibit A. Buyer may, during the Feasibility Period, make reasonable requests for additional information not listed on Exhibit A in order to assist with its analysis of the Property.

12. Preservation of the Property. National Foundation For Affordable Housing Solutions, Inc. is a 501(c)(3) tax-exempt not-for-profit organization whose charitable purpose is to provide for the long-term preservation of our Nation's affordable rental housing stock, with a special focus on government-assisted rental housing for seniors and families of low income. The Buyer will continue to operate the Property as affordable rental housing pursuant to the Section 8 program indefinitely.

13. Attorney/Deal Team. Buyer's executive team, which includes Vice President Randall Kelly, has extensive, direct experience processing necessary HUD Approvals, including 2530 and HAP assignment applications in more than thirty states, including the Property's state. Prior to joining the Buyer, Mr. Kelly spent a combined twenty years in private practice



representing owners, developers, investors and housing agencies in the production, preservation, operating and financing of affordable rental housing throughout the United States. Mr. Kelly is an alumni of the Affordable Housing Practice Group at Nixon Peabody LLP, which group has been actively involved in every major federal affordable housing initiative in the last thirty years. Buyer's in-house capabilities and ongoing client relationship with leading law firms enable Buyer to successfully and efficiently navigate HUD regulatory approval processes. Over the past 5 years, the Buyer has successfully acquired more than 5,500 units of Section 8 rental housing throughout the United States and has procured tax-advantaged financing for the long-term preservation of more than 2,500 units of those units. The vast majority of these properties were purchased from nonprofit organizations, government-sponsored entities and public companies sensitive to the securing the proper legacy for our Nation's most treasured affordable housing stock. The Buyer is proud to have been selected by these sellers in highly competitive processes when choosing the right owner, the right neighbor and the right business partner are of equal importance.

If the Seller is interested in negotiating the Contract on these terms, please have Seller so indicate by signing below and returning a copy of this letter to me.

Signature page to follow.

Andrew Daitch
August 21, 2020
Page 7 of 7



Sincerely,

NATIONAL FOUNDATION FOR AFFORDABLE
HOUSING SOLUTIONS, INC.

By: John Parreco
John Parreco

Accepted and Agreed:

By: _____
Name:
Title:

Exhibit A

Due Diligence Checklist

Due Diligence Item		Comments/Status
Real Estate Documents, to extent in Seller's possession		
Deed		
Purchase and Sale Agreement		
Title (copies of any current policy and reported exceptions)		
Settlement Sheet/HUD-1		
ALTA Survey (including surveyor's certificate)		
Site Plan		
Subdivision Plat (if applicable)		
Copies or access to as-built plans and specifications		
Zoning letter (if applicable/required)		
PILOT agreement (if applicable)		
Environmental Documents		
Copies of all inspection reports, engineering reports, environmental assessments and assessments of the Property in Seller's possession, including, if applicable, the following reports:		
Phase I Report		
Lead paint and asbestos reports (if applicable)		
Phase II report (if applicable)		
Soils Report		

Due Diligence Item		Comments/Status
Abatement plan(s)		
Radon test (if applicable)		
Utility letters (electricity, water/sewer, gas, telephone)		
Appraisal		
Market Study		
Financing and Subsidy Documents		
Current Loan Documents, including original mortgage, mortgage note and regulatory agreement		
Section 8 contract; (original HAP Contract, any subsequent renewals and HUD/CA correspondence confirming adjustments in rents or utility allowances)		
Information about Seller		
Partnership/Operating Agreement and Formation Documents		
Any existing resolutions regarding sale of the Property		
Organizational documents for Seller		
Three (3) years of financial statements		
Searches		
Federal and state court judgment, federal and state court pending litigation and federal, state and county tax lien searches		

Due Diligence Item		Comments/Status
Insurance		
Summary of (including declarations page) of all current insurance policies, including, but not limited to, Seller's General Liability, Special Hazard (flood/earthquake) (if applicable); any other insurance (terrorism, if applicable) and three year loss run		
Operations Documents		
Monthly and year-to-date Operating Statements for current year and last three calendar years		
Current year operating and capital budget		
Copies of all material contracts affecting the Property		
Copies of all licenses and permits for the Property or its operation, including all building permits and certificates of occupancy, all rent control filings and/or claims for exemption, as applicable		
Copies of all uncured notices of violation, if any		
Copies of the latest tax bills for the Property and any assessment or reassessment notices		

Due Diligence Item		Comments/Status
Current rent roll and access to copies of all leases; copy of form of tenant lease; copy of tenant incomes		
Schedule of the current rents		
Schedule of all employees of the Property and their current salaries and benefits		
Copies of all warranties and bonds with respect to the Property and all related public improvements		
Copies of current utility bills and bills for the prior three months		
Copy of Tenant Income Certification		
Tenant Selection Plan		
Affirmative Fair Housing Marketing Plan		

City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Gary Statz | 563-326-7754
Wards:

Action / Date
10/28/2020

Subject:

Second Consideration: Ordinance amending Schedule I of Chapter 10.96 entitled "Snow Routes" by adding and deleting various streets. [Ward 8]

Recommendation:

Adopt the Ordinance.

Background:

There is no longer a bus route along W 57th Street so the snow route should be moved to W 58th Street because it is the only street in the area that connects to the subdivision west of Appomattox Road. The snow route on Gaines will need to be extended one block north to meet this new snow route. The changes will be as follows:

Add:

58th St from Gaines St to Appomattox Rd
Gaines St from 57th St to 58th St

Delete:

57th St from Gaines St to Appomattox Rd

ATTACHMENTS:

Type	Description
Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/30/2020 - 10:28 AM
Public Works Committee	Lechvar, Gina	Approved	9/30/2020 - 10:28 AM
City Clerk	Admin, Default	Approved	9/30/2020 - 12:14 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SECTIONS OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE I "SNOW ROUTES" THERETO BY ADDING AND DELETING VARIOUS STREETS.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Schedule I Snow Routes of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

58th St from Gaines St to Appomattox Rd
Gaines St from 57th St to 58th St

and by deleting the following:

57th St from Gaines St to Appomattox Rd

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Mike Matson
Mayor

Attest: _____
Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Gary Statz | 563-326-7754
Wards:

Action / Date
10/28/2020

Subject:
Second Consideration: Ordinance amending Schedule V of Chapter 10.96 entitled "Four-Way Stop Intersections" by deleting W 6th St at Vine St. [Ward 3]

Recommendation:
Adopt the Ordinance.

Background:
This intersection is being converted to a permanent roundabout and will no longer be an all-way stop intersection.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/30/2020 - 10:29 AM
Public Works Committee	Lechvar, Gina	Approved	9/30/2020 - 10:29 AM
City Clerk	Admin, Default	Approved	9/30/2020 - 12:21 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE V "FOUR-WAY STOP INTERSECTIONS" THERETO BY DELETING 6TH STREET AT VINE STREET.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Schedule V Four-Way Stop Intersections of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by deleting the following:

6th Street at Vine Street

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Sherry Eastman | 563-326-7795
Wards:

Action / Date
10/28/2020

Subject:
Motion approving beer and liquor license applications.

A. New License, new owner, temporary permit, temporary outdoor area, location transfer, etc (as noted):

Ward 3

Abarrotes Carrillo LLC (Abarrotes Carrillo LLC) - 903 W 3rd St - License Type: B Beer

Carriage Haus (Smoking Haus Entertainment LLC) - 312 W 3rd St - Outdoor Area - New Owner - License Type: C Liquor

Miracle at the Freight House (River Craft, Inc) - 421 W River Dr, Ste 2 - New 2-Month Seasonal License - License Type: C Liquor

Ward 4

The Pour House (Boss Lady, Inc) - Extended Outdoor Area November 14, 2020 "Annual Hawkeye Tailgate Party" - License Type: C Liquor

Rio Grande Mexican Restaurant & Cantina LLC (Rio Grande Mexican Restaurant & Cantina LLC) - 1414 W Locust St - New License - License Type: C Liquor

Ward 6

Nally's Kitchen, Inc (Nassr H. Muhammad) - 2843 E 53rd St - New License - License Type: Beer/Wine

Ward 8

Cracker Barrel #161 (Cracker Barrel Old Country Store, Inc) - 300 Jason Way Ct - New License - Outdoor Area - License Type: Beer/Wine

B. Annual license renewals (with outdoor area renewals as noted):

Ward 1

Dollar General Store #2913 (Dolgencorp, LLC) - 2217 Rockingham Rd - License Type: C Beer

Ward 2

Dhakals LLC (Dhakals LLC) - 3108 W Central Park Ave - License Type: E Liquor

Dollar General Store #4010 (Dolgencorp, LLC) - 3936 N Pine St - License Type: C Beer

Ward 3

Carriage Haus (Carriage Haus, Inc) - 312 W 3rd St - Outdoor Area - License Type: C Liquor

Cathedral Ale (Sacred Heart Cathedral of Davenport, Iowa) - 422 E 10th St - License Type: B Beer

Quad Cities River Bandits (Main Street Iowa, LLC) - 209 S Gaines St - Outdoor Area - License Type: C Liquor

Ward 4

Stoeger's Bar and Grill (Stoeger's Inc) - 1520 Washington St - License Type: C Liquor

Ward 5

Aldi, Inc #15 (Aldi, Inc) - 1702 Brady St - License Type: C Beer

Ward 6

Dollar General Store #254 (Dolgencorp, LLC) - 2170 E Kimberly Rd - License Type: C Beer

Ward 7

Chuck E. Cheese's #957 (CEC Entertainment, Inc) - 903 E Kimberly Rd - License Type: B Beer

Dollar General Store #9381 (Dolgencorp, LLC) - 109 E 50th St - License Type: C Beer

Ward 8

Kwik Star #167 (Kwik Trip, Inc) - 2050 E 53rd St - License Type: C Beer

Recommendation:
Pass the Motion.

Background:

The following applications have been reviewed by the Police, Fire, and Zoning Departments.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	10/15/2020 - 3:05 PM

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Amy Kay | 563-327-5160
Wards:

Action / Date
10/28/2020

Subject:

Third Consideration: Ordinance amending Chapter 13.34.060 entitled "Requirements for Stormwater Management Plans" defining the documentation required prior to COSESCO permit issuance. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:

This Ordinance will amend Chapter 13.34.060 to require one copy of the approved Maintenance & Repair Agreement signed by the property owner and notarized and submitted to the City for signature prior to any COSESCO permit issuance as well as prior to recording at the Records Office of Scott County.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	9/11/2020 - 10:14 AM
Public Works Committee	Lechvar, Gina	Approved	9/11/2020 - 10:14 AM
City Clerk	Admin, Default	Approved	9/11/2020 - 10:32 AM

ORDINANCE NO. _____

Ordinance amending Chapter 13.34.060 entitled "Requirements for Stormwater Management Plans" defining the documentation required prior to COSESCO permit issuance.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

That Chapter 13.34.060 entitled "Requirements for Stormwater Management Plans" is hereby amended to read as follows:

13.34.060 Requirements for stormwater management plans.

- A. No application for development will be approved unless it includes a stormwater management plan detailing how runoff and associated water quality impacts resulting from the development will be controlled or managed. This plan must be prepared by an individual approved by the City of Davenport, typically the applicant's engineer, and must indicate whether stormwater will be managed on site or off site and the location and type of practices.
- B. The stormwater management plan(s) shall be referred for comment to all other interested agencies, and any comments must be addressed in a final stormwater management plan. This final plan must be signed by a professional engineer licensed in the State of Iowa, who will verify that the design of all stormwater management practices meets the submittal requirements outlined in the Davenport Stormwater Manual. No building or COSESCO permits shall be issued until a satisfactory final stormwater management plan, or a waiver, shall have undergone a review and been approved by the City Engineer or their designee after determining that the plan or waiver is consistent with the requirements of this chapter.
- C. A stormwater management plan shall be required with all permit applications seeking approval under this Chapter 13.34 of the Davenport Municipal Code and will include sufficient information (e.g., maps, hydrologic calculations, etc.) to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the measures proposed for managing stormwater runoff generated at the project site. The intent of this planning process is to determine the type of stormwater management measures necessary for the proposed project and ensure adequate planning for management of stormwater runoff from future development. The information required in the plan can be found in the Davenport Stormwater Manual. For development or redevelopment occurring on a previously developed site, an applicant shall include within the stormwater plan measures for controlling existing stormwater runoff discharges from the site in accordance with the standards of this chapter to the maximum extent practicable.
- D. In addition to the requirements above, a landscaping plan must be submitted as part of the stormwater management concept plan to describe the vegetative stabilization and management techniques to be used at a site after construction is completed. This plan will explain not only how the site will be stabilized after construction, but who will be responsible

for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved. This plan must be approved prior to issuance of a permit for construction of the project.

- E. After review of and modifications to the stormwater management plan and the Maintenance & Repair Agreement, as deemed necessary by the City of Davenport, the final Stormwater Management Plan must be submitted for approval. The final stormwater management plan shall include all of the information required in the final stormwater management plan outline found in the Davenport Stormwater Design Manual. One copy of the approved Maintenance & Repair Agreement shall be signed by the owner and notarized and submitted to the City for signature prior to any COSESCO permit issuance and prior to the recording at the Records Office of Scott County. After the City of Davenport signs, notarizes, and sends for recording, the recorded copy shall be returned to the owner.
- F. The City of Davenport may, at its discretion, require the submittal of a performance security or bond prior to issuance of a building or COSESCO permit in order to insure that the stormwater practices are installed by the permit holder as required by the approved stormwater management plan. The performance security shall contain forfeiture provisions for failure to complete work specified in the stormwater management plan. The installation performance security shall be released in full only upon submission of as-built plans and written certification by a registered professional engineer licensed in the State of Iowa that the stormwater practice has been installed in accordance with the approved plan and other applicable provisions of this chapter. The City of Davenport will make a final inspection of the stormwater practice to ensure that it is in compliance with the approved plan and the provisions of this chapter.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained not illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* _____

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Eric Gravert | 563-327-5125
Wards:

Action / Date
10/28/2020

Subject:
Resolution accepting construction work for the FY20 Civic Access (ADA Ramp) Program Project, CIP #28024. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This project provided for ADA compliant curb ramps at various locations throughout the City. This project included the construction of curbs, associated sidewalk, hydro-seeding, erosion controls, and other work required to construct ADA compliant curb ramps.

The contract of \$192,821 was budgeted in CIP #28024.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/15/2020 - 11:06 AM
Public Works Committee	Lechvar, Gina	Approved	10/15/2020 - 11:06 AM
City Clerk	Admin, Default	Approved	10/15/2020 - 1:06 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLUTION accepting construction work for the FY20 Civic Access (ADA Ramp) Program Project completed by McDermott Concrete, LLC of Blue Grass, IA.

WHEREAS, the City of Davenport entered into a contract with McDermott Concrete, LLC of Blue Grass, IA for construction work; and

WHEREAS, work on the project has been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that the FY20 Civic Access (ADA Ramp) Program Project is hereby accepted.

Passed and approved this 28th day of October, 2020.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Jen Walker | 563-326-6168
Wards:

Action / Date
10/28/2020

Subject:
Resolution accepting work completed under Phase I of the Downtown Decorative Streetlight Replacement Project: Holophane Lights Project, CIP #60020. The total contract with Davenport Electric Contracting Co was \$131,191.50. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
Upgrading downtown decorative streetlights to LED lights was part of the Resolution approving a Downtown Streetlight Replacement Program between the City of Davenport and the Downtown Davenport Partnership dated October 10, 2018. This Resolution defines the downtown area and scope of work to include lights adjoining properties located within the Downtown Davenport Self-Supported Municipal Improvement District (SSMID). The LED upgrade was split into two phases of work; this phase focused on existing Holophane brand fixtures. The existing Holophane fixtures were retrofitted to LED, and poles were replaced as needed.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/15/2020 - 11:08 AM
Public Works Committee	Lechvar, Gina	Approved	10/15/2020 - 11:08 AM
City Clerk	Admin, Default	Approved	10/15/2020 - 1:11 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLUTION accepting Phase I of the Downtown Decorative Streetlight Replacement Project: Holophane Lights Project, CIP #60020. [Ward 3]

WHEREAS, the City of Davenport entered into a contract with Davenport Electric Contracting Co of Davenport, Iowa for the construction of Phase I of the Downtown Streetlight Replacement Project, and

WHEREAS, upgrading downtown decorative streetlights to LED was part of the Resolution Approving a Downtown Streetlight Replacement Program between the City of Davenport and the Downtown Davenport Partnership dated October 10, 2018, and

WHEREAS, the project location was the area within the Downtown Davenport Self-Supported Municipal Improvement District (SSMID);

WHEREAS, the scope included upgrading Holophane brand fixtures with an LED retrofit kit, and replacing poles as necessary; and

WHEREAS, the final cost of the contract was \$131,191.50; and

WHEREAS, the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, IA that Phase I of the Downtown Decorative Streetlight Replacement Project is hereby formally accepted.

Passed and approved this 28th day of October, 2020.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Clay Merritt : 563-888-3055
Wards:

Action / Date
10/21/2020

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Public Works Lobby Improvement Project, CIP #23052. [Ward 7]

Recommendation:
Hold the Hearing.

Background:
The project will improve the front lobby of the Public Works Center by creating a new reception area. This area will be enclosed with glass and will have transaction counters and recessed trays to protect residents, visitors and staff.

Funding for this project is out of CIP #23052 which is a combination of City funds and an approved CARES Act grant.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution Page

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	10/15/2020 - 2:39 PM
Public Works Committee	Lechvar, Gina	Approved	10/15/2020 - 2:40 PM
City Clerk	Admin, Default	Approved	10/15/2020 - 4:05 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION on the plans, specifications, form of contract, and estimated cost for the Public Works Lobby Remodel, CIP #23052

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the Deputy City Clerk of Davenport, Iowa, for the City Hall Security Improvements, CIP #23052.

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport that, said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Public Works Lobby Remodel, CIP #23052

Passed and approved this 21st Day of October.

Approved:

Attest:

Mike Matson, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Kevan Oliver | 563-327-5199
Wards:

Action / Date
10/28/2020

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Blackhawk Creek Stabilization Project, CIP #33038. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
This project has been designed to address stream bank erosion along Blackhawk Creek which threatens to undermine a section of Indian Road and several adjacent properties.

Funds for the Blackhawk Creek Stabilization Project are budgeted in CIP #33038.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	10/15/2020 - 11:15 AM
Public Works Committee	Lechvar, Gina	Approved	10/15/2020 - 11:15 AM
City Clerk	Admin, Default	Approved	10/15/2020 - 1:14 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, IA.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Blackhawk Creek Stabilization Project, CIP #33038.

WHEREAS, on the 15th day of October, 2020, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, IA for the Blackhawk Creek Stabilization Project within the City of Davenport, IA; and

WHEREAS, notice of Hearing on specifications and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said Blackhawk Creek Stabilization Project.

Passed and approved this 28th day of October, 2020.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Tom Warner | 563-326-7752
Wards:

Action / Date
10/28/2020

Subject:
Second Consideration: Ordinance amending Chapter 2.82 entitled "Management of Public Records." [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
The Deputy City Clerk and City Archivist have been working on a records management and retention Administrative Policy. This Ordinance amendment will reflect that work by updating the Davenport Municipal Code in regards to the management of public records. Administrative Policy 5.5 now addresses records management and applies to all City departments.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	9/30/2020 - 10:34 AM

ORDINANCE NO. _____

Ordinance amending Chapter 2.82 entitled “Management of Public Records”

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Chapter 2.82 entitled “Management of Public Records” is hereby amended to read as follows:

Chapter 2.82 Management of Public Records

Sections:

- 2.82.010 Ownership of records.**
- 2.82.020 Duties of City officials, employees and agents.**
- 2.82.030 Records management policy.**

2.82.010 Ownership of records.

All City public records as defined in Iowa Chapter 22 shall be the property of the City of Davenport.

2.82.020 Duties of City officials, employees, and agents.

It shall be the duty of each official, employee, and agent of the City to handle public records in accordance with applicable federal, state, or local law, as well as such rules which may be instituted by the City Administrator or that official's designee.

2.82.030 Records management policy.

The City Administrator is responsible for insuring the proper management of the public records created and maintained by the City of Davenport. The City Administrator may delegate authority for records management functions to the Deputy City Clerk, Archivist, and/or a City department head. The City Administrator shall develop and maintain an administrative policy that addresses records management, complies with state and federal law, and reflects the guidance of the state records manual and schedule as

applicable.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed as are any motions or resolutions of council that purport to give authority to a council standing committee to make a determination as all such determinations shall henceforth be made by the city council.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Mallory Merritt | 563-326-7792
Wards:

Action / Date
10/28/2020

Subject:

First Consideration: Ordinance providing for the sale and issuance of not-to-exceed \$50,000,000 General Obligation Corporate Bonds, Series 2020B, and for the levy of taxes to pay the same.
[All Wards]

STAFF RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE OF SECOND AND THIRD CONSIDERATIONS.

Recommendation:
Adopt the Ordinance.

Background:

On April 15, 2020, a Public Hearing was held on the issuance of not-to-exceed \$50,000,000 General Obligation Corporate Bonds. Proceeds of these bonds are to finance the FY21 Capital Improvement Program. The bond sale date is scheduled for Wednesday, October 28, 2020.

Bond ratings have been sought from Moody's and Standard & Poor's. The results of those meetings will be released when available.

At the October 28, 2020 City Council meeting, staff will update the City Council on the results of the bond sale and provide a recommendation to amend and replace this ordinance to include the name of the winning firm and the true interest cost of the borrowing. It is recommended that the Ordinance be approved on first consideration to facilitate the closing of the bond sale.

ATTACHMENTS:

Type	Description
▣ Ordinance	Bond Ordinance - To Be Replaced with Bond Sale Results on October 28, 2020
▣ Backup Material	Bond Sale Publication Proof

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	10/14/2020 - 11:48 AM
Finance Committee	Merritt, Mallory	Approved	10/14/2020 - 11:49 AM
City Clerk	Admin, Default	Approved	10/15/2020 - 12:41 PM

SALE AND ISSUANCE OF GENERAL
OBLIGATION CORPORATE BONDS, SERIES
2020B

629872-88

Davenport, Iowa

October 28, 2020

The City Council of the City of Davenport, Iowa met pursuant to law and the rules of the City Council on October 28, 2020, at 5:30 o'clock p.m., at the Council Chambers, City Hall, Davenport, Iowa. The meeting was called to order and upon the roll being called there were present Mayor, presiding, and the following named Aldermen:

Present: _____

Absent: _____.

This being the time and place fixed for the consideration of proposals for the purchase of the City's \$24,665,000 General Obligation Corporate Bonds, Series 2020B, it was announced that sealed bids had been received and canvassed on behalf of the City, and such bids were then placed on file and the substance of such sealed bids was noted in the minutes, as follows:

Name and Address of Bidder

Final Bid
(interest cost)

(ATTACH BID TABULATION)

Alderman _____, on behalf of the Ordinance Committee, introduced a proposed ordinance entitled, "An Ordinance providing for the sale and issuance of \$ _____ General Obligation Corporate Bonds, Series 2020B, and for the levy of taxes to pay the same," and moved its adoption, seconded by Alderman _____.

The Mayor put the question on the motion and the roll being called, the following named Aldermen voted:

Ayes: _____

Nays: _____.

The Mayor declared the motion duly carried and the ordinance initially adopted.

It was then moved by Alderman _____ to suspend the requirement that certain ordinances be considered and voted on for passage at two Council meetings prior to the meeting at which they are finally passed and that this ordinance be now placed on its final consideration. The motion was seconded by Alderman _____. The Mayor put the question upon the motion and, the roll being called, the following named Aldermen voted:

Ayes: _____

Nays: _____.

The Mayor declared the motion duly carried and said ordinance was placed on its final consideration. Alderman _____ moved that the said ordinance be adopted; seconded by Alderman _____. After due consideration the Mayor put the question on the adoption of the ordinance and, the roll being called, the following named Aldermen voted:

Ayes: _____

Nays: _____.

The Mayor declared the ordinance finally adopted and signed approval thereto.

• • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

Mayor

Attest:

Deputy City Clerk

ORDINANCE NO. _____

An Ordinance providing for the sale and issuance of \$_____ General Obligation Corporate Bonds, Series 2020B, and for the levy of taxes to pay the same

WHEREAS, in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City of Davenport, Iowa (the "City"), notice duly published and a hearing held thereon, the City Council of the City has determined it to be in the best interests of the City to issue General Obligation Corporate Bonds, Series 2020B (the "Series 2020B Bonds") for the purpose of paying costs in connection with various improvements in the City; and

WHEREAS, sealed bids for the purchase of the Series 2020B Bonds were received and canvassed on behalf of the City; and

WHEREAS, PFM Financial Advisors, LLC, municipal advisor for the City, has reported that, upon review of all bids received for the purchase of the Series 2020B Bonds, the bid of _____ (the "Purchaser") proposes the lowest interest cost to the City and the City should issue the Series 2020B Bonds in the principal amount of \$_____; and

WHEREAS, it is necessary at this time to award the Series 2020B Bonds to the Purchaser and to adopt an ordinance to provide for the principal amount, interest rates and other terms of issuance of the Series 2020B Bonds and the levy of taxes to pay the same;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Davenport, Iowa, as follows:

Section 1. The bid referred to in the preamble hereof is hereby accepted, and the Series 2020B Bonds are hereby awarded to the Purchaser at the price specified in such bid, together with accrued interest.

Section 2. The form of agreement of sale of the Series 2020B Bonds is hereby approved, and the Mayor and Deputy City Clerk are hereby authorized to execute the same for and on behalf of the City.

Section 3. The Series 2020B Bonds, dated December 1, 2020, in the denomination of \$5,000 each or any integral multiple thereof, are hereby authorized to be issued in the aggregate principal amount of \$_____, and shall mature on June 1 in each of the years, in the respective principal amounts and bear interest at the respective rates, as follows:

Year	Principal Amount	Interest Rate Per Annum	Year	Principal Amount	Interest Rate Per Annum
2022	\$1,665,000	____%	2030	\$1,510,000	____%
2023	\$1,720,000	____%	2031	\$1,550,000	____%
2024	\$1,770,000	____%	2032	\$1,595,000	____%
2025	\$1,825,000	____%	2033	\$1,650,000	____%
2026	\$1,880,000	____%	2034	\$1,695,000	____%
2027	\$1,380,000	____%	2035	\$1,750,000	____%
2028	\$1,420,000	____%	2036	\$1,795,000	____%
2029	\$1,460,000	____%			

Section 4. The CFO/Assistant City Administrator is hereby designated as the Bond Registrar and Paying Agent for the Series 2020B Bonds and may be hereinafter referred to as the “Bond Registrar” or the “Paying Agent”.

All of the interest on the Series 2020B Bonds is payable semiannually on the first day of June and December in each year, commencing June 1, 2021. Payment of interest on the Series 2020B Bonds shall be made in lawful money of the United States of America to the registered owners appearing on the bond registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owners at the addresses shown on such registration books. Principal of the Series 2020B Bonds shall be payable in lawful money of the United States of America to the registered owners or their legal representatives upon presentation and surrender of the Series 2020B Bond or Bonds at the office of the Paying Agent.

The City reserves the right to call for redemption prior to maturity the Series 2020B Bonds maturing in the years 2030 to 2036, inclusive, in whole or from time to time in part, in one or more units of \$5,000, on June 1, 2029, or on any date thereafter prior to and in any order of maturity (and within a maturity by lot), upon terms of par and accrued interest. If less than all of the Series 2020B Bonds of any like maturity are to be redeemed, the particular part of those Series 2020B Bonds to be redeemed shall be selected by the Registrar by lot. The Series 2020B Bonds may be called in part in one or more units of \$5,000.

If less than the entire principal amount of any Series 2020B Bond in a denomination of more than \$5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Series 2020B Bond, a new bond or bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Series 2020B Bond. Notice of such redemption as aforesaid identifying the bond or bonds (or portion thereof) to be redeemed shall be sent by electronic means or mailed by certified mail to the registered owners thereof at the addresses shown on the City’s registration books not less than 30 days prior to such redemption date. Any notice of redemption may

contain a statement that the redemption is conditioned upon the receipt by the Paying Agent of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Series 2020B Bonds so called for redemption, and that if funds are not available, such redemption shall be cancelled by written notice to the owners of the Series 2020B Bonds called for redemption in the same manner as the original redemption notice was sent. All of such Series 2020B Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

The Series 2020B Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the Deputy City Clerk, and shall be fully registered bonds without interest coupons. In case any officer whose signature or the facsimile of whose signature appears on the Series 2020B Bonds shall cease to be such officer before the delivery of the Series 2020B Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if he or she had remained in office until delivery.

The Series 2020B Bonds shall be fully registered as to principal and interest in the names of the owners on the registration books of the City kept by the Bond Registrar. Each Series 2020B Bond shall be transferable only upon the registration books of the City upon presentation to the Bond Registrar, together with either a written instrument of transfer satisfactory to the Bond Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The record and identity of the owners of the Series 2020B Bonds shall be kept confidential as provided by Section 22.7 of the Code of Iowa.

The Series 2020B Bonds shall not be valid or become obligatory for any purpose until the Certificate of Authentication thereon shall have been signed by the Bond Registrar.

Section 5. Notwithstanding anything above to the contrary, the Series 2020B Bonds shall be issued initially as Depository Bonds, with one fully registered Series 2020B Bond for each maturity date, in aggregate principal amounts equal to the amount of principal maturing on each such date, and registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). On original issue, the Series 2020B Bonds shall be deposited with DTC for the purpose of maintaining a book-entry system for recording the ownership interests of its participants and the transfer of those interests among its participants (the "Participants"). In the event that DTC determines not to continue to act as securities depository for the Series 2020B Bonds or the City determines not to continue the book-entry system for recording ownership interests in the Series 2020B Bonds with DTC, the City will discontinue the book-entry system with DTC. If the City does not select another qualified securities depository to replace DTC (or a successor depository) in order to continue a book-entry system, the City will register and deliver replacement bonds in the form of fully registered certificates, in authorized denominations of \$5,000 or integral multiples of \$5,000, in accordance with instructions from Cede & Co., as nominee for DTC. In the event that the City identifies a qualified securities depository to replace DTC, the City will register and deliver replacement bonds, fully registered in the name of such depository, or its nominee, in the denominations as

set forth above, as reduced from time to time prior to maturity in connection with redemptions or retirements by call or payment, and in such event, such depository will then maintain the book-entry system for recording ownership interests in the Series 2020B Bonds.

Ownership interest in the Series 2020B Bonds may be purchased by or through Participants. Such Participants and the persons for whom they acquire interests in the Series 2020B Bonds as nominees will not receive certificated Series 2020B Bonds, but each such Participant will receive a credit balance in the records of DTC in the amount of such Participant's interest in the Series 2020B Bonds, which will be confirmed in accordance with DTC's standard procedures. Each such person for which a Participant has an interest in the Series 2020B Bonds, as nominee, may desire to make arrangements with such Participant to have all notices of redemption or other communications of the City to DTC, which may affect such person, forwarded in writing by such Participant and to have notification made of all interest payments.

The City will have no responsibility or obligation to such Participants or the persons for whom they act as nominees with respect to payment to or providing of notice for such Participants or the persons for which they act as nominees.

As used herein, the term "Beneficial Owner" shall hereinafter be deemed to include the person for which the Participant acquires an interest in the Series 2020B Bonds.

DTC will receive payments from the City, to be remitted by DTC to the Participants for subsequent disbursement to the Beneficial Owners. The ownership interest of each Beneficial Owner in the Series 2020B Bonds will be recorded on the records of the Participants whose ownership interest will be recorded on a computerized book-entry system kept by DTC.

When reference is made to any action which is required or permitted to be taken by the Beneficial Owners, such reference shall only relate to those permitted to act (by statute, regulation or otherwise) on behalf of such Beneficial Owners for such purposes. When notices are given, they shall be sent by the City to DTC, and DTC shall forward (or cause to be forwarded) the notices to the Participants so that the Participants can forward the same to the Beneficial Owners.

Beneficial Owners will receive written confirmations of their purchases from the Participants acting on behalf of the Beneficial Owners detailing the terms of the Series 2020B Bonds acquired. Transfers of ownership interest in the Series 2020B Bonds will be accomplished by book entries made by DTC and the Participants who act on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interest in the Series 2020B Bonds, except as specifically provided herein. Interest and principal will be paid when due by the City to DTC, then paid by DTC to the Participants and thereafter paid by the Participants to the Beneficial Owners.

Section 6. The form of the Series 2020B Bonds shall be substantially as follows:

(Form of Series 2020B Bond)

UNITED STATES OF AMERICA
STATE OF IOWA

COUNTY OF SCOTT CITY OF DAVENPORT

GENERAL OBLIGATION CORPORATE BOND, SERIES 2020B

No. _____ \$ _____

RATE	MATURITY DATE	BOND DATE	CUSIP
_____	_____	December 1, 2020	_____

The City of Davenport (the “City”), in Scott County, State of Iowa, for value received, promises to pay on the maturity date of this Bond to

Cede & Co.
New York, New York

or registered assigns, the principal sum of

DOLLARS

in lawful money of the United States of America upon presentation and surrender of this Bond at the office of the CFO/Assistant City Administrator, Davenport, Iowa (hereinafter referred to as the “Bond Registrar” or the “Paying Agent”), with interest on said sum, until paid, at the rate per annum specified above from the date of this Bond, or from the most recent interest payment date on which interest has been paid, on June 1 and December 1 of each year, commencing June 1, 2021. Interest on this Bond is payable to the registered owner appearing on the bond registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owner at the address shown on such registration books.

This Bond shall not be valid or become obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Bond Registrar.

This Bond is one of a duly authorized series of General Obligation Corporate Bonds, Series 2020B (the “Series 2020B Bonds”), issued by the City in the aggregate principal amount of \$ _____, pursuant to and in strict compliance with the laws of the State of Iowa and the special Charter of the City, and all laws amendatory thereof and supplementary thereto, and in conformity with an ordinance (the “Ordinance”) adopted by the City Council of the City

providing for the issuance of the Series 2020B Bonds and for the levy of taxes to pay the same for the purpose of paying the cost in connection with various improvements in the City.

The City reserves the right to prepay part or all of the principal of the Series 2020B Bonds maturing in each of the years 2030 to 2036, inclusive, prior to and in any order of maturity on June 1, 2029, or on any date thereafter upon terms of par and accrued interest. If less than all of the Series 2020B Bonds of any like maturity are to be redeemed, the particular part of those Series 2020B Bonds to be redeemed shall be selected by the Registrar by lot. The Series 2020B Bonds may be called in part in one or more units of \$5,000. If less than the entire principal amount of any Series 2020B Bond in a denomination of more than \$5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Series 2020B Bond, a new bond or bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Series 2020B Bond. Notice of such redemption as aforesaid identifying the bond or bonds (or portion thereof) to be redeemed shall be sent by electronic means or by certified mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. All of such Series 2020B Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Bond Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Bond Registrar, together with either a written instrument of transfer satisfactory to the Bond Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Bond Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purposes of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Bond Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified and Recited that all acts, conditions and things required by the laws and Constitution of the State of Iowa to exist, to be had, to be done or to be performed precedent to and in the issue of this Bond were and have been properly existent, had, done and performed in regular and due form and time; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the City for the payment of the principal of and interest on this Bond as the same will respectively become due; and that the total indebtedness of the City, including this Bond, does not exceed any constitutional, statutory or Charter limitations or provisions.

IN TESTIMONY WHEREOF, the City of Davenport, Iowa, by its City Council, has caused this Bond to be executed with the duly authorized facsimile signature of its Mayor and attested with the duly authorized facsimile signature of its Deputy City Clerk, all as of December 1, 2020.

CITY OF DAVENPORT, IOWA

By (DO NOT SIGN)
Mayor

Attest:

(DO NOT SIGN)
Deputy City Clerk

Registration Date: (Registration Date)

BOND REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Series 2020B Bonds described in the within-mentioned Ordinance.

By (DO NOT SIGN)
CFO/Assistant City Administrator

ABBREVIATIONS

TEN COM	-	as tenants in common	UTMA _____
TEN ENT	-	as tenants by the entireties	_____ (Custodian)
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common	As Custodian for _____ (Minor) under Uniform Transfers to Minors Act _____ (State)

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

(Please print or type name and address of Assignee)

PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint _____, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated: _____

Signature guaranteed:

(Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signatures to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.)

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

Section 7. The Series 2020B Bonds shall be executed as herein provided as soon after the adoption of this ordinance as may be possible, and thereupon they shall be delivered to the Bond Registrar for registration, authentication and delivery to or upon the order of the Purchaser, upon confirmation of receipt by the Bond Registrar of the purchase price thereof, with accrued interest thereon, and all action heretofore taken in connection with the sale and award of the Series 2020B Bonds is hereby ratified and confirmed in all respects.

Section 8. As required by Chapter 76 of the Code of Iowa, and for the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the interest on the Series 2020B Bonds as it falls due on June 1, 2021, and on each interest payment date thereafter to maturity, and also to pay and discharge the principal thereof at maturity, there is hereby ordered levied on all the taxable property in the City in each of the years while the Series 2020B Bonds or any of them are outstanding, a tax sufficient for that purpose, and in furtherance of this provision, but not in limitation thereof, there is hereby levied on all the taxable property in the City the following direct annual tax for collection in each of the following fiscal years, to-wit:

For collection in the fiscal year beginning July 1, 2021,
sufficient to produce the net annual sum of \$ _____;

For collection in the fiscal year beginning July 1, 2022,
sufficient to produce the net annual sum of \$ _____;

For collection in the fiscal year beginning July 1, 2023,
sufficient to produce the net annual sum of \$ _____;

For collection in the fiscal year beginning July 1, 2024,
sufficient to produce the net annual sum of \$ _____;

For collection in the fiscal year beginning July 1, 2025,
sufficient to produce the net annual sum of \$ _____;

For collection in the fiscal year beginning July 1, 2026,
sufficient to produce the net annual sum of \$ _____;

For collection in the fiscal year beginning July 1, 2027,
sufficient to produce the net annual sum of \$ _____;

For collection in the fiscal year beginning July 1, 2028,
sufficient to produce the net annual sum of \$ _____;

For collection in the fiscal year beginning July 1, 2029,
sufficient to produce the net annual sum of \$ _____;

For collection in the fiscal year beginning July 1, 2030,
sufficient to produce the net annual sum of \$ _____;

For collection in the fiscal year beginning July 1, 2031,
sufficient to produce the net annual sum of \$ _____;

For collection in the fiscal year beginning July 1, 2032,
sufficient to produce the net annual sum of \$ _____;

For collection in the fiscal year beginning July 1, 2033,
sufficient to produce the net annual sum of \$ _____;

For collection in the fiscal year beginning July 1, 2034,
sufficient to produce the net annual sum of \$ _____;

For collection in the fiscal year beginning July 1, 2035,
sufficient to produce the net annual sum of \$ _____.

Section 9. A certified copy of this ordinance shall be filed with the County Auditor of Scott County, and the County Auditor is hereby instructed to enter for collection and assess the tax hereby authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Series 2020B Bonds hereby authorized and for no other purposes whatsoever. The amounts received by the City as accrued interest shall be deposited into such special account and used to pay interest due on the Series 2020B Bonds on the first interest payment date.

Section 10. The interest or principal and both of them falling due in any year or years shall, if necessary, be paid promptly from current funds on hand in advance of taxes levied and when the taxes shall have been collected, reimbursement shall be made to such current funds in the sum thus advanced.

Section 11. The City has heretofore determined that certain revenues from special funds shall be available for retirement of that portion of the Series 2020B Bonds utilized to defray the costs of certain projects related to such funds. Therefore, such funds may be employed and used to the extent available from year to year for the payment of that portion of the principal of and interest on the Series 2020B Bonds which is applicable to that portion of the total Series 2020B Bond issue applicable to such fund. Each year while any of said Series 2020B Bonds remain outstanding and unpaid, such of said available funds in amounts sufficient to meet the interest on that portion of the Series 2020B Bonds applicable to such fund and to pay the principal becoming due on such portion of the Series 2020B Bonds during each year may be used for that purpose, in accordance with the Series 2020B Bond Financing Plan on file with the CFO/Assistant City Administrator, and in that event, the tax hereinbefore provided for the payment of such interest and principal may be reduced by the amount so used. The Deputy City Clerk is hereby authorized and directed to certify to the County Auditor of Scott County as to the remission or reduction of said ad valorem tax so that said tax, to the extent such fund is actually available and set aside for such purpose, shall not be extended or entered upon the tax rolls for collection.

It is hereby declared to be the purpose and intent of the City to issue the Series 2020B Bonds hereby authorized as general municipal obligations, but at the same time permitting the

use of such funds for the payment of the principal and interest of that portion of the Series 2020B Bonds issued with respect to such funds.

Section 12. All funds held in any fund or account created or required to be maintained under the terms of this ordinance shall be deposited in lawful depositories of the City or invested in accordance with Chapters 12B and 12C of the Code of Iowa and continuously held and secured as provided by the laws of the State of Iowa relating to the depositing, securing, holding and investing of public funds, or as may be otherwise required to comply with the rebate provisions of the Internal Revenue Code.

All interest received by the City as a result of investments under this section in excess of the amount, if any, required to be paid to the United States Government in order to comply with the rebate provisions of the Internal Revenue Code, shall be deposited into or transferred to the Debt Service Fund subaccount referred to herein and used solely and only for the purpose of paying principal of and/or interest on the Series 2020B Bonds. The City hereby covenants and agrees that no such investment shall ever be made so as to cause the interest on the Series 2020B Bonds to become taxable as “arbitrage bonds” pursuant to the provisions of Section 148 of the Internal Revenue Code.

Section 13. The Securities and Exchange Commission (the “SEC”) has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the “Rule”) that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of \$1,000,000 or more unless, before submitting a bid or entering into a purchase contract for such securities, it has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the holders of such securities to provide certain disclosure information to prescribed information repositories on a continuing basis so long as such securities are outstanding.

On the date of issuance and delivery of the Series 2020B Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City covenants and agrees that it will comply with and carry out the provisions of the Continuing Disclosure Certificate. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Section 14. It is the intention of the City that interest on the Series 2020B Bonds be and remain excluded from gross income for federal income tax purposes pursuant to the appropriate provisions of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations in effect with respect thereto (all of the foregoing herein referred to as the “Internal Revenue Code”). In furtherance thereof the City covenants to comply with the provisions of the Internal Revenue Code as they may from time to time be in effect or amended and further covenants to comply with applicable future laws, regulations, published rulings and court decisions as may be necessary to insure that the interest on the Series 2020B Bonds will remain excluded from gross income for federal income tax purposes. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the covenants herein contained.

Section 15. All ordinances or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved October 28, 2020.

Mayor

Attest:

Deputy City Clerk

Published on the _____ day of _____, 2020.

Deputy City Clerk

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that attached hereto is a true, correct and complete transcript of the minutes of the meeting of the City Council related to the adoption of an ordinance providing for the sale and issuance of the City's General Obligation Corporate Bonds, Series 2020B, and for the levy of taxes to pay the same, including a true and correct copy of such ordinance.

WITNESS MY HAND this _____ day of _____, 2020.

Deputy City Clerk

STATE OF IOWA

SS:

COUNTY OF SCOTT

I, the undersigned, County Auditor of Scott County, do hereby certify that the Deputy City Clerk of the City of Davenport, Iowa, certified and delivered to me a complete copy of an ordinance of that municipality adopted by the City Council thereof on October 28, 2020, providing for the sale and issuance of General Obligation Corporate Bonds, Series 2020B, and for the levy of taxes to pay the same, and that I have duly placed said copy of the ordinance on file in my records.

I further certify that the taxes provided for in the ordinance will, in due time, manner and season, be entered on the State and County tax lists of the County for collection in each fiscal year as provided in the said ordinance.

WITNESS MY HAND this _____ day of _____, 2020.

County Auditor

STATE OF IOWA
COUNTY OF SCOTT
CITY OF DAVENPORT

SS:

I, the undersigned, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that an ordinance providing for the sale and issuance of General Obligation Corporate Bonds, Series 2020B, and for the levy of taxes to pay the same, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2020.

Deputy City Clerk

(Attach hereto publisher's affidavit of publication with a clipping of the ordinance as published.

Customer Ad Proof

60067429 CITY OF DAVENPORT - LEGALS

Order Nbr 80295

Publication

Quad-City Times

Contact CITY OF DAVENPORT - LEGALS

Address 1 226 W 4TH ST

Address 2

City St Zip DAVENPORT IA 52801

Phone 5638882074

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Section Notices & Legals

SubSection

Category 2611 Bid Notices

Ad Key 80295-1

Keywords Series 2020B Bonds

Notes

Ad Proof

NOTICE OF SALE City of Davenport, Iowa \$24,665,000*

General Obligation Corporate Bonds, Series 2020B

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 a.m., Central Time, on October 28, 2020, for the purchase of \$24,665,000* General Obligation Corporate Bonds, Series 2020B (the "Series 2020B Bonds").

Either of the methods set forth below may be used, but no open bids will be accepted:

Sealed Bidding: Sealed bids will be received at the office of the CFO /Assistant City Administrator, City Hall, Davenport, Iowa.

Electronic Internet Bidding: Electronic Internet bids will be received through PARITY.

After the deadline for receipt of bids has passed, sealed bids will be opened and announced, and electronic internet bids will be accessed and announced. All bids will be presented to the City Council for consideration at its meeting to be held at 5:30 p.m. on October 28, 2020, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2020B Bonds will be sold to the best bidder for cash.

The Series 2020B Bonds will be issued as fully registered bonds in denominations of \$5,000 or any integral multiple thereof, will be dated December 1, 2020, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing June 1, 2021, and will mature on June 1 in the following years and amounts:

Year	Principal Amount
2022	\$1,665,000
2023	\$1,720,000
2024	\$1,770,000
2025	\$1,825,000
2026	\$1,880,000
2027	\$1,380,000
2028	\$1,420,000
2029	\$1,460,000
2030	\$1,510,000
2031	\$1,550,000
2032	\$1,595,000
2033	\$1,650,000
2034	\$1,695,000
2035	\$1,750,000
2036	\$1,795,000

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2020B Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder.

The right is reserved to the City to call and redeem all of the Series 2020B Bonds maturing in the years 2030 to 2036, inclusive, in whole or from time to time in part, in one or more units of \$5,000, on June 1, 2029, or on any date

PO Number 2102984

Rate Legal

Order Price 68.76

Amount Paid 0.00

Amount Due 68.76

Start/End Dates 10/16/2020 - 10/16/2020

Insertions 1

Size 123

Salesperson(s) Molly Cox 211

Taken By Michelle McCoy

Customer Ad Proof

60067429 CITY OF DAVENPORT - LEGALS

Order Nbr 80295

thereafter prior to and in any order of maturity (and within a maturity by lot), upon terms of par and accrued interest. Bidders must specify a price of not less than \$24,467,680, plus accrued interest. The legal opinion of Dorsey & Whitney LLP, Attorneys, Des Moines, Iowa, will be furnished by the City.

A good faith deposit of \$246,650 is required from the successful bidder and may be forfeited to the City in the event the successful bidder fails or refuses to take and pay for the Series 2020B Bonds. The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2020B Bonds are being issued pursuant to the provisions of Division III of Chapter 384 of the Code of Iowa and the Charter of the City and will constitute general obligations of the City, payable from taxes levied upon all the taxable property in the City without limitation as to rate or amount.

Bidders should be aware that the official terms of offering to be published in the Official Statement for the Series 2020B Bonds contain additional bidding terms and information relative to the Series 2020B Bonds, including, without limitation, requirements regarding the establishment of issue price for the Series 2020B Bonds. Bidders should prepare their bids on the assumption that the Series 2020B Bonds will be subject to the "hold-the-offering-price" rule, if the requirements for a competitive sale have not been met. Any bid submitted pursuant to this Notice of Sale will be considered a firm offer for the purchase of the Series 2020B Bonds, and bids submitted will not be subject to cancellation or withdrawal. In the event of a variance between statements in this Notice of Sale (except with respect to the time and place of the sale of the Series 2020B Bonds and the principal amount offered for sale) and said official terms of the offering, the provisions of the latter shall control.

By order of the City Council of Davenport, Iowa

Brian Krup
Deputy Clerk

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Bruce Berger | 563-326-7769
Wards:

Action / Date
10/28/2020

Subject:
Resolution setting a Public Hearing for November 4, 2020 at 5:30 p.m. in the Council Chambers for the purpose of amending the North Urban Renewal Plan. [Wards 2, 6, 7, & 8]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport is seeking to amend the North Urban Renewal Area Plan. The amendment will add the 2020 Internal TIF project in the amount of \$275,000.

The Public Hearing will be held at 5:30 p.m. on Wednesday November 4, 2020 at the Committee of the Whole meeting.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	10/14/2020 - 11:49 AM
Finance Committee	Merritt, Mallory	Approved	10/14/2020 - 11:49 AM
City Clerk	Admin, Default	Approved	10/15/2020 - 1:46 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION setting a public hearing for November 4, 2020 at 5:30 p.m. in the Council Chambers for the purpose of amending the North Urban Renewal Plan. [Wards 2, 6, 7 & 8]

WHEREAS, the City of Davenport has established the North Urban Renewal Area to support economic development growth for the City; and

WHEREAS, in accordance with Section 403.9 of the Code of Iowa, a Public Hearing must be held prior to amending the Urban Renewal Area Plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that a public hearing is called to be held on Wednesday, November 4, 2020 at 5:30 p.m. in the Council Chambers for the purpose of amending the North Urban Renewal Plan.

Pass and approved this 28th day of October, 2020.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Chad Dyson | 563-326-7817
Wards:

Action / Date
10/28/2020

Subject:
Resolution awarding a contract to create a new park and install playground equipment at the site for Jersey Farms Park to Emery Construction Group of Moline, IL in the amount of \$439,799, CIP #64074. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on September 16, 2020 and was sent to 675 vendors. On October 9, 2020, the Purchasing Division received and opened seven bids.

Emery Construction Group of Moline, IL was the lowest responsive and responsible vendor to submit a bid on this project.

This project involves the construction of a new playground, to be named Jersey Farms Park, located on the 2900 block of E. 65th Street. The park will have a new playground structure, recreation shelter, and swings.

Funding for this project is from CIP #64074.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	FIN_RES_Jersey Farms Park bid tab

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	10/15/2020 - 9:58 AM
Finance Committee	Merritt, Mallory	Approved	10/15/2020 - 9:58 AM
City Clerk	Admin, Default	Approved	10/15/2020 - 1:56 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Jersey Farms Neighborhood Park Construction project to Emery Construction Group of Moline, IL and authorizing Mayor Mike Matson or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the Jersey Farms Neighborhood Park Construction project; and

WHEREAS, Emery Construction Group of Moline, IL was the lowest responsive and responsible bidder.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, IA, that:

1. the contract for the Jersey Farms Neighborhood Park Construction project to Emery Construction Group of Moline, IL is approved; and
2. Mayor Mike Matson or designee is authorized to sign and manage any related agreements

Passed and approved this 28th day of October, 2020.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: JERSEY FARMS NEIGHBORHOOD PARK CONSTRUCTION

RFP NUMBER: 21-20

OPENING DATE: SEPTEMBER 16, 2020

GL ACCOUNT NUMBER: 74091680-530350 ~~64074~~ ^{CW} 64057

RECOMMENDATION: AWARD THE CONTRACT TO EMERY CONSTRUCTION
GROUP OF MOLINE, IL

<u>VENDOR NAME</u>	<u>PRICE</u>
Emery Construction Group of Moline, IL	\$439,799.00
Langman Construction of Rock Island, IL	\$493,147.56
Valley Construction Company of Rock Island, IL	\$535,999.00
SulzCo LLC of Muscatine, IA	\$543,081.00
Tricon General Construction of Dubuque, IA	\$544,000.00
Miller Trucking & Excavating of Silvis, IL	\$551,560.90
McCarthy Improvement Company of Davenport, IA	\$571,501.85

Approved By Chad Warner 10-14-2020
Purchasing Date

Approved By Chad Warner 10-14-2020
Parks Director Date

Approved By Braudi Conyer 10-15-2020
Budget/CIP Date

Approved By Mallory S. Meritt 10/15/2020
Chief Financial Officer Date

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Chad Dyson | 563-326-7817
Wards:

Action / Date
10/28/2020

Subject:
Resolution accepting the donation of Gabe's All-Inclusive Play Village at Vander Veer Park. [Ward 5]

Recommendation:
Adopt the Resolution.

Background:

Gabe's Dream Team was created in 2013 with a mission to create an all-inclusive play village to offer everyone the opportunity to interact in a safe, fun, universally accessible play area, thus promoting the most fundamental right of childhood: the right of each child to play independently.

Over the last 7 years Gabe's Dream Team, led by Gloria Cypret, has privately fundraised over \$700,000 through events, direct donations, and grants to make their mission a reality.

The Davenport Department of Parks and Recreation has inspected the playground and found it to be acceptable according to City of Davenport specifications. The playground, landscaping, pour and play surfacing, and signage have been completed and is hereby formally accepted. As of this date, it is considered a public amenity and City of Davenport asset.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Gabes Play Village Bill of Sale

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	10/15/2020 - 1:30 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLUTION accepting the donation of Gabe's All-Inclusive Play Village at Vander Veer Park.

WHEREAS, Gabe's Dream team privately fund raised, worked with Shane's Inspiration to design the layout of the project, and helped coordinate construction efforts with Russell Construction for the \$600,500 playground; and

WHEREAS, the City of Davenport wishes to express its gratitude to Gabe's Dream Team for its years of hard work and dedication to create an inclusive playground for children of all ages and abilities to enjoy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that Gabe's All-Inclusive Play Village, donated by Gabe's Dream Team, is hereby formally accepted.

Passed and approved this 28th day of October, 2020.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Bill of Sale

Know all men by these presents:

In consideration of one dollar (\$1.00) and other valuable consideration to Gabe's All-Inclusive Play Village ("Seller") in hand paid by City of Davenport ("Buyer"), the receipt of which is hereby acknowledged, Seller does bargain, sell, and convey to buyer:

The playground structure and related improvements in Vander Veer Park built or provided by Seller (hereinafter "Property").

Seller does hereby covenant and warrant its title to Property and agrees to defend the sale of Property to buyer against any lawful claims and demands of ownership or liens by third parties. Seller makes no other warranties either express or implied.

Buyer agrees to take the property AS IS and WHERE IS and WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Dated: 9/28/2020.

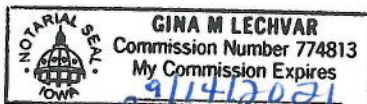
SELLER – Gabe's All-Inclusive Play Village

Print Name: Gloria Ann Cypret

Gloria Ann Cypret
Its

STATE OF IOWA)
) ss.
COUNTY OF SCOTT)

Subscribed and sworn to by Gloria Ann Cypret before me a notary public in and for said county and state this 28th day of September, 2020 who on oath stated s/he is authorized to execute this instrument in behalf of her/his entity and the execution of this document is voluntarily and freely done.



Gina M. Lechvar
NOTARY PUBLIC

Accepted by Gina Lechvar (Name) Admin Asst (Title) of

the City of Davenport on the 28th day of September.

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Allison Zurcher | 563-326-6144
Wards:

Action / Date
10/28/2020

Subject:
Resolution approving The Guardian Life Insurance Company of America to be the carrier for the City of Davenport's employee Basic Life, Long-Term Disability (LTD), Accidental Death and Dismemberment (AD&D), and Voluntary Life Insurance coverages. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
At the recommendation of the City's Benefits Consultant, Assured Partners, Inc, insurance for employee Basic Life, LTD, AD&D, and Voluntary Life were put out to bid in the marketplace. Assured Partners requested the bids. Three competitive options were presented to and interviewed by the City, along with a representative from Assured Partners.

The three-year rate guarantee with The Guardian Life Insurance Company of America ("Guardian") will save the City \$152,417.60 annually, with an overall contract cost reduction of \$457,252.80, based on the current benefit volume. Guardian also allowed for a \$50,000 increase in the "guaranteed issue" employee voluntary life amount, increasing to \$200,000.00. In addition, Guardian offers other value-added programs at no cost, including the Employee Assistance Program consisting of will preparation, tax consulting, telephonic counseling, tobacco cessation coaching, and financial consultation, among others.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Voluntary Life Comps
▣ Backup Material	Basic Life ADD Comps
▣ Backup Material	LTD Comps

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	10/14/2020 - 6:06 PM
Finance Committee	Merritt, Mallory	Approved	10/14/2020 - 6:06 PM
City Clerk	Admin, Default	Approved	10/15/2020 - 1:57 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving The Guardian Life Insurance Company of America to be the carrier for the City of Davenport's employee Basic Life, Long-term Disability, Accidental Death and Dismemberment, and Voluntary Life insurance coverages.

WHEREAS, the City of Davenport provides its employees with Basic Life, Long-term Disability, and Accidental Death and Dismemberment insurance coverages as well as access to Voluntary Life insurance coverage; and

WHEREAS, the City sought competitive bids from the insurance marketplace, and The Guardian Life Insurance Company of America presented the best offering.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that The Guardian Life Insurance Company of America is awarded a contract to provide employee Basic Life, Long-term Disability, Accidental Death and Dismemberment, and Voluntary Life insurance coverages, as well as additional value-added programs.

Passed and approved this 28th day of October, 2020.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Voluntary Group Life and AD&D Plan Analysis

January, 1 2021 Proposal

	CURRENT & RENEWAL UNUM Voluntary Group Life and AD&D	OPTION 1 MetLife Voluntary Group Life and AD&D	OPTION 2 Guardian Voluntary Group Life and AD&D	OPTION 3 The Standard Voluntary Group Life and AD&D
Benefits				
Definition of Eligible Employees	Full-Time Employees (30+ Hours Per Week)	Full-Time Employees (30+ Hours Per Week)	Full-Time Employees (30+ Hours Per Week)	Full-Time Employees (30+ Hours Per Week)
Definition of Earnings, If Applicable	Basic Monthly Earnings	Basic Monthly Earnings	Basic Monthly Earnings	Basic Monthly Earnings
Basic Death Benefit				
Incremental Amount	\$10,000	\$10,000	\$10,000	\$10,000
Minimum Amount	\$10,000	\$10,000	\$10,000	\$10,000
Maximum Amount	Lesser of 5x annual earnings or \$300,000	Lesser of 5x annual earnings or \$500,000	\$300,000	\$300,000
Guarantee Issue	\$150,000	\$150,000	\$200,000	\$150,000
Accident Death Benefit	Lesser of 5x annual earnings or \$500,000	Equal to Life	Equal to Life	Equal to Life
Dependent Life				
Spouse Benefit Incremental Amount	\$5,000	\$5,000	Increments of \$5,000 up to \$50,000 not to Exceed 100% of Employee's Benefit	\$5,000
Spouse Minimum Amount	\$5,000	\$5,000	\$5,000	\$5,000
Spouse Maximum Amount	\$50,000 (Not to exceed 50% Employee Amount)	\$100,000 (Not to exceed 50% Employee Amount)	\$50,000 (Not to Exceed 100% of Employee Amount)	\$50,000
Spouse Guarantee Issue Limit	\$50,000	\$50,000	\$50,000	\$50,000
Children - Birth to 14 Days	\$1,000	\$1,000	Increments of \$2,500 up to \$5,000 not to exceed 50% of Employee Amount	\$2,500 or \$5,000
Children - 14 Days to 6 Months	\$1,000	\$1,000 (15 days up to 6 Months)	Increments of \$2,500 up to \$5,000 not to exceed 50% of Employee Amount	\$2,500 or \$5,000
Children - 6 Months to age 26 (if FT Student)	\$2,500 or \$5,000	\$1,000, \$2,000, \$3,000, \$4,000, \$5,000, or \$10,000	Increments of \$2,500 up to \$5,000 not to exceed 50% of Employee Amount	\$2,500 or \$5,000
Child Guarantee Issue	Full Amount	\$10,000	\$5,000	\$5,000
Reduction Schedule (Employee/Spouse)				
First Reduction	35% at Age 70	N/A	35% at Age 70	35% at Age 70
Second Reduction	50% at Age 75	N/A	50% at Age 75	50% at Age 75
Waiver of Premium				
Disabled Prior to Age	60	60	60	60
Elimination Period	9 Months	9 Months	9 Months	9 Months
Maximum Age Duration	65	65	65	65
Accelerated Benefit				
Maximum Benefit	Lesser of 5x annual earnings or \$500,000	Lesser of 80% or \$500,000	Lesser of 75% or \$500,000	Lesser of 75% or \$500,000
Life Expendancy	12 Months	12 Months	12 Months	12 Months
Funding	Voluntary	Voluntary	Voluntary	Voluntary
Minimum Participation Requirement	Greater of 10 Employees or 20% Enrolled	Greater of 10 Employees or 36% Enrolled	Greater of 10 Employees or 36% Enrolled	Greater of 10 Employees or 20% Enrolled
Rate Guarantee	12 Months	36 Months	36 Months	36 Months
See Policy for specific coverage, exclusions and limitations.				
Rates per \$1,000				
Employee and Spouse				
<30	\$0.067	\$0.046	\$0.067	\$0.067
30-34	\$0.088	\$0.052	\$0.088	\$0.088
35-39	\$0.099	\$0.070	\$0.099	\$0.099
40-44	\$0.140	\$0.100	\$0.140	\$0.140
45-49	\$0.216	\$0.150	\$0.216	\$0.216
50-54	\$0.349	\$0.230	\$0.349	\$0.349
55-59	\$0.535	\$0.380	\$0.535	\$0.535
60-64	\$0.812	\$0.571	\$0.812	\$0.812
65-69	\$1.397	\$0.963	\$1.397	\$1.397
70-74	\$2.467	\$1.638	\$2.467	\$2.467
75+	\$2.467	\$1.638	\$2.467	\$2.467
Child	\$0.100	\$0.240	\$0.099	\$0.240
Employee AD&D	\$0.029	\$0.029	\$0.029	\$0.029
Spouse AD&D	\$0.029	\$0.029	\$0.029	\$0.029
Child AD&D	\$0.048	\$0.048	\$0.029	\$0.048

City of Davenport

Group Life and AD&D Plan Analysis

January 1, 2021 Proposal

	CURRENT & RENEWAL	OPTION 1	OPTION 2	OPTION 3
	UNUM Group Term Life and AD&D	MetLife Group Term Life and AD&D	Guardian GroupTerm Life and AD&D	The Standard Group Term Life and AD&D
Benefits				
Definition of Eligible Employees	Full-Time Employees (working 30+ hours per week)	Full-Time Employees (working 30+ hours per week)	Full-Time Employees (working 30+ hours per week)	Full-Time Employees (working 30+ hours per week)
Definition of Earnings, If Applicable	Basic Annual Salary	Basic Annual Salary	Basic Annual Salary	Basic Annual Salary
Basic Death Benefit	Class 1: 2x annual earnings up to \$250,000 Class 2: 2x annual earnings up to \$200,000 Class 3: \$30,000 Class 4: 1x annual earnings up to \$100,000	Class 1: 2x annual earnings up to \$250,000 Class 2: 2x annual earnings up to \$200,000 Class 3: \$30,000 Class 4: 1x annual earnings up to \$100,000	Class 1: 2x annual earnings up to \$250,000 Class 2: 2x annual earnings up to \$200,000 Class 3: \$30,000 Class 4: 1x annual earnings up to \$100,000	Class 1: 2x annual earnings up to \$250,000 Class 2: 2x annual earnings up to \$200,000 Class 3: \$30,000 Class 4: 1x annual earnings up to \$100,000
Maximum Benefit	Class 1: \$250,000 Class 2: \$200,000 Class 3: \$30,000 Class 4: \$100,000	Class 1: \$250,000 Class 2: \$200,000 Class 3: \$30,000 Class 4: \$100,000	Class 1: \$250,000 Class 2: \$200,000 Class 3: \$30,000 Class 4: \$100,000	Class 1: \$250,000 Class 2: \$200,000 Class 3: \$30,000 Class 4: \$100,000
Guarantee Issue Limit	Non-medical maximum is equal to the overall maximum	Class 1: \$250,000 Class 2: \$200,000 Class 3: \$30,000 Class 4: \$100,000	Class 1: \$250,000 Class 2: \$250,000 Class 3: \$30,000 Class 4: \$250,000	Full Benefit
Accident Death Benefit	Equal to Life	Equal to Life	Equal to Life	Equal to Life
Reduction Schedule				
First Reduction	35% at Age 70	35% at Age 70	35% at Age 70	35% at Age 70
Second Reduction	45% at Age 75	50% at Age 75	50% at Age 75	50% at Age 75
Waiver of Premium				
Disabled Prior to Age	60	60	60	60
Elimination Period	9 Months	9 Months	9 Months	9 Months
Maximum Age Duration	65	65	65	65
Accelerated Benefit				
Maximum Benefit	\$500,000	\$500,000	Lesser of 75% up to \$500,000	Lesser of 75% up to \$500,000
Life Expendancy	12 Months	12 Months	12 Months	12 Months
Funding	Non-Contributory	Non-Contributory	Non-Contributory	Non-Contributory
Rate Guarantee	12 Months	36 Months	36 Months	36 Months
See Policy for specific coverage, exclusions and limitations.				
Rates	Volume			
Basic Life per \$1,000	66,279,000	\$0.207	\$0.143	\$0.130
AD&D per \$1,000	3,460,000	\$0.028	\$0.028	\$0.025
Estimated Monthly Premium		\$13,816.63	\$9,574.78	\$8,702.77
Estimated Annual Premium		\$165,799.60	\$114,897.32	\$104,433.24
Percentage Change from Current		0%	-30.70%	-37.01%
Annual Dollar Change From Current		\$0.00	-\$50,902.27	-\$61,366.36

City of Davenport

Group Long-Term Disability Plan Analysis

January 1, 2021 Proposal

	CURRENT & RENEWAL UNUM Group LTD	OPTION 1 MetLife Group LTD	OPTION 2 Guardian Group LTD	OPTION 3 The Standard Group LTD
Benefits				
Definition of Eligible Employees	Full-Time Employees (working 30+ hours per week)	Full-Time Employees (working 30+ hours per week)	Full-Time Employees (working 30+ hours per week)	Full-Time Employees (working 30+ hours per week)
Definition of Earnings	Basic Monthly Earnings	Basic Monthly Earnings	Basic Monthly Earnings, excluding bonuses and commissions	Basic Monthly Earnings
Benefit Percentage	60%	60%	60%	60%
Monthly Benefit Maximum	Class 1: \$5,000 Class 2: \$2,500	Class 1: \$5,000 Class 2: \$2,500	Class 1: \$5,000 Class 2: \$2,500	Class 1: \$5,000 Class 2: \$2,500
Monthly Minimum Benefit	\$100	\$100	\$100	\$100
Elimination Period	90 Days	90 Days	90 Days	90 Days
Definition of Disability (Own Occupation)	24 Months	24 Months	24 Months	24 Months
Benefit Duration	To Age 65/RBD (ADEA 1)*	RBD	To Age 65 (ADEA 1)*	To Age 65
Partial/Residual Disability	Included	Included	Included	Included
Return to Work Incentive	Included	Included	Included	Included
Social Security Integration	Primary and Family	All Sources (10%)	All Sources (70%) Full Family	Primary and Family
Mental / Nervous Coverage	24 Months	24 Months	24 Months (Combined)	24 Months
Chemical Dependency Coverage	24 Months	No Limitation	24 Months (Combined)	24 Months
Pre-Existing Limitations	3/12	3/12	3/12	3/12
Funding	Non-Contributory	Non-Contributory	Non-Contributory	Non-Contributory
Rate Guarantee	12 Months	36 Months	36 Months	36 Months

See Policy for specific coverage, exclusions and limitations.

Rates	Volume				
Rate per \$100	3,096,981	\$0.690	\$0.468	\$0.445	\$0.470
Estimated Monthly Premium		\$21,369.17	\$14,493.87	\$13,781.57	\$14,555.81
Estimated Annual Premium		\$256,430.03	\$173,926.45	\$165,378.79	\$174,669.73
Percentage Change from Current		0%	-32.17%	-35.51%	-31.88%
Annual Dollar Change From Current		\$0.00	-\$82,503.57	-\$91,051.24	-\$81,760.30

*(ADEA 1) Age Discrimination in Employment Act of 1967 - protects employees age 40 or older

Included: EAP, Will Preparation, and Travel Assistance Services	Included: EAP, Will Prep, and Funeral Planning, Travel Aid	Included: EAP, WillPrep, and Travel Aid Services	Included: EAP, Funeral Planning, and Travel Assistance
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City of Davenport

Agenda Group:

Department: Finance

Contact Info: Robb Macdougall | 563-326-7909

Wards:

Action / Date

10/28/2020

Subject:

Motion approving the purchase of an alerting system for all fire stations from Tri-City Electric of Davenport, IA in the amount of \$64,785. [All Wards]

Recommendation:

Pass the Motion.

Background:

An Invitation to Bid was issued on September 10, 2020 and was sent to 771 vendors. On October 6, 2020, the Purchasing Division received and opened one bid.

This bid includes cabling of both electrical and data systems to support all fire stations' alerting devices which are in need of replacement.

Funding for this project is from CIP #23051.

ATTACHMENTS:

Type	Description
▢ Backup Material	FN_MOT_Fire Alert Systems bid tab

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	10/15/2020 - 9:59 AM
Finance Committee	Merritt, Mallory	Approved	10/15/2020 - 9:59 AM
City Clerk	Admin, Default	Approved	10/15/2020 - 5:37 PM

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: INSTALLATION OF FIRE STATIONS ALERTING SYSTEM

RFP NUMBER: 21-30

OPENING DATE: OCTOBER 6, 2020

GL ACCOUNT NUMBER: 77077681 530350 23051

RECOMMENDATION: AWARD THE CONTRACT TO TRI-CITY ELECTRIC OF
DAVENPORT, IA

<u>VENDOR NAME</u>	<u>PRICE</u>
Tri-City Electric of Davenport, IA	\$64,785.00

Approved By *Aithya James* 10-14-2020
Purchasing Date

Approved By *M. Cantello* 10-14-2020
Fire Chief Date

Approved By *Brauli Coz* 10-15-2020
Budget/CIP Date

Approved By *Mallory J. Meritt* 10/15/2020
Chief Financial Officer Date